



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

September 15, 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 4665 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 two driveways 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 20th 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
(562) 431-3538, Ext. 300

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>



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

November 2, 2022

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

Subject: NOP for Draft Environmental Impact Report for 4665 Lampson Avenue Project

Dear Mr. Oliver:

Thank you for the opportunity to review the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the 4665 Lampson Avenue Project in the context of the Airport Land Use Commission's (ALUC) *Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos*. The proposed project would redevelop the existing office building on the 12.3-acre site with a residential development consisting of 55 cluster homes, 114 townhomes, and 77 affordable multi-family apartment homes. The proposal also includes 21,000 square feet of common open space and 557 parking spaces. The proposed discretionary approvals include a General Plan Amendment, Zone Change, Specific Plan and Tentative Tract Map.

Paragraph II of the NOP states that the City is in the process of rezoning the project site from Community Facilities (C-F) to Multi-family Residential (R-3) "in accordance with the 2021-2029 Housing Element." Please note that in our November 1, 2021 letter in response to the NOI to adopt a Negative Declaration for the Housing Element Update, we stated, "a referral by the City to the ALUC is required for this project due to the location of the proposal within an AELUP Planning Area... under PUC Section 21676(b)." To date, the ALUC has not received a referral of the 2021-2029 Housing Element Update.

The proposed project is located within the Federal Aviation Regulation (FAR) Part 77 Notification Area for JFTB Los Alamitos. The DEIR should discuss whether the proposed project penetrates the notification surface. Should any part of the proposed project penetrate the surface, the project proponent will need to file Form 7460-1 Notice of Proposed Construction or Alteration for Federal Aviation Administration (FAA) review. Please utilize the FAA Notice Criteria Tool at <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm> to determine if a 7460-1 is required. Given the proximity to the approach and departure corridors for JFTB Los Alamitos, prompt filing of a 7460-1 is highly recommended.

The DEIR should discuss whether the proposed project penetrates the FAR Part 77 Horizontal Imaginary Surface for the JFTB. As described in the *AELUP for JFTB Los Alamitos*, buildings that rise to the height of the Horizontal Surface (150 feet Above Ground Level (AGL)) will violate the established approach criteria for the primary JFTB runway. We recommend that the DEIR discuss the FAR Part 77 surfaces for JFTB Los Alamitos and provide the proposed building elevations above mean sea level (AMSL) using National Geodetic Vertical Datum of 1929 (NGVD29) and/or North American Vertical Datum 1988 (NAVD88).

With respect to noise impacts, the project site is within the 60 dB noise contour for JFTB Los Alamitos. Residential uses considered "conditionally consistent" with AELUP Noise limitations and must use sound attenuation as required by the California Noise Insulation Standards, Title 25, California Code of Regulations. Residential use sound attenuation is required to ensure that the interior CNEL does not exceed 45 dB.

A referral by the City to the ALUC is required for this project due to the location of the proposal within an AELUP Planning Area and due to the nature of the required City approvals (i.e. General Plan Amendment, Zone Change, and Specific Plan) under PUC Section 21676(b). In this regard, please note that the Commission requests such referrals to be submitted to the ALUC for review after the City's Planning Commission Public Hearing, but prior to City Council approval. Since the ALUC meets on the third Thursday afternoon of each month, submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendaing.

Thank you again for the opportunity to comment on the initial study. Please contact me at (949) 252-5170 or via email at lchoum@ocair.com should you have any questions related to the Airport Land Use Commission for Orange County.

Sincerely,



Lea U. Choum
Executive Officer



AYSO Region 159

12340 Seal Beach Blvd, Ste B Box 313

Seal Beach, California 90740

info.ayso159@gmail.com

www.ayso159.org

Tom Oliver, Associate Planner
City of Los Alamitos Planning Division
3191 Katella Avenue
Los Alamitos, CA 90720
toliver@cityoflosalamitos.org
(562) 431-3538, Ext. 300

Dear Mr. Oliver,

AYSO Region 159 (Region 159) is pleased to submit this letter providing written comments of environmental concerns for the proposed project at 4665 Lampson Avenue. These comments are provided as part of the comment period for the Notice of Preparation of the draft Environmental Impact Report (DEIR) for the proposed project.

Our region has been part of the local community for over 40 years, and our mission is to provide world-class youth soccer programs. For more than 20 years, Arbor Park has been our primary facility to provide our community-based soccer programs. In the fall and spring seasons Arbor Park is a critical facility for our recreational, all-star, and club soccer programs, and in the summer it hosts soccer camps. Our primary season is in the fall, when over 1,000 players and their families come together as a community to practice and play soccer. Due to the popularity of our soccer programs at Arbor Park, we have always utilized the parking lot at 4665 Lampson Avenue.

Region 159 representatives attended the project scoping meeting held on October 20, 2022. Based on our review of the project, we have the following environmental concerns with the project, many of which will directly or indirectly impact our soccer programs at Arbor Park.

Transportation and Traffic

Comment #1

Arbor Park has approximately 100 parking spots, with 30 of those parking spaces located on the south side of the dog park. Region 159 has always strived to provide adequate parking for the dog park, which leaves roughly 70 parking spaces available on Saturdays. Therefore, Region 159 families and volunteers utilizing Arbor Park on Saturdays routinely park in the 4665 Lampson Avenue parking lot. That parking lot provides over 300 parking spaces that are essential to our use of Arbor Park and ensure soccer families are not parking in the nearby neighborhood of College Park East (CPE).

Region 159 recommends that the DEIR include a detailed evaluation of how parking is utilized at Arbor Park and 4665 Lampson Avenue, and how the proposed project will impact current parking uses and potential mitigation measures.

Comment #2

Region 159 requests the DEIR include a parking analysis to evaluate if Region 159 participants and other users of Arbor Park have established a prescriptive easement for the parking lot at 4665 Lampson Avenue. While the property was owned by the U.S. Government, they neither explicitly provided use of the parking lot to Region 159 participants, nor did they communicate that the parking lot could not be used.

If it is determined that a prescriptive easement for the parking lot has been established, the parking lot at 4665 Lampson Avenue would need to be maintained or equivalent replacements be made available. One possible option for replacement parking would be to add parking spaces at Arbor Park. Currently there is an access road to Arbor Park that borders 4665 Lampson Avenue on the west and the north. We suggest expanding that access road to also border 4665 Lampson Avenue on the east. If parking was provided on both sides of that expanded access road, that could add over 300 parking spaces to offset some of the lost parking at 4665 Lampson Ave.

Comment #3

4665 Lampson Avenue is located between traffic lights at Heather Street and Rose Street, which are approximately 1,600 feet apart. The proposed project at 4665 Lampson Avenue states it will provide 557 parking spaces that will be entering and leaving the property from Lampson Avenue between traffic lights at Heather Street and Rose Street. We suggest that the DEIR evaluate having an entrance/exit on the east side of the property that would align with the intersection of Rose Street that has traffic lights. This access road to 4665 Lampson Avenue could continue north on the east side of the property and also serve Arbor Park. This will provide many traffic management and safety benefits. The lack of signal control currently planned for traffic in and out of the development will adversely impact traffic safety on Lampson. It is already a dangerous street with a history of serious accidents.

Comment #4

The number of planned parking spaces is insufficient for the number of planned residences. Garage spaces will be used as storage, or other purposes other than parking. Many of the homes will have more than two or three cars and drivers. These homes will have guests that will need parking as well. Region 159 is concerned Arbor Park or CPE residential streets will then become overflow for the planned development. Region 159 requests the DEIR address how Arbor Park or CPE residential streets will not become overflow parking for the planned development.

Recreation

Comment #1

CPE has less park acreage than other neighborhoods in Seal Beach, Los Alamitos or Rossmoor. Arbor Park has helped fill that void by providing a large grass area to support organized and

unorganized sports including soccer and baseball. The proposed new development details do not show any park space, such as a playground for residents. Region 159 requests the DEIR include a listing of existing parks within a ½ mile of the planned development. In addition, we request the DEIR include an evaluation if the planned development should include park space, such as a playground, basketball court, etc. for the residents of the planned development, to not further impact already limited nearby park facilities.

Noise

Comment #1

Arbor Park is currently home to many recreational activities, some of which begin in the early hours of the morning, plus a portion of Arbor Park is used for a very popular dog park. Region 159 requests that the DEIR include an evaluation of noise at Arbor Park during busy weekends when the park is filled with soccer matches and the dog park is being utilized. To avoid future complaints from the new residents of the planned development about noise from soccer Saturdays and the dog park, noise impacts should be studied and if necessary, mitigation measures proposed. The noise study should be conducted to include all hours of the day on Saturdays when whistles, loud voices, cheering and other noises are made.

Region 159 appreciates the opportunity to provide these comments. If you have questions or would like to discuss any of the above comments, please call the undersigned at (714) 616-9046.

Sincerely,



Brenna McAdams
Regional Commissioner
AYSO Region 159
Email: ayso159brennam@gmail.com

Cc:

Justin Bragg, Co-Assistant Regional Commissioner
Chris Ingalls, Co-Assistant Regional Commissioner
John Laisy, Regional Referee Administrator

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

1750 EAST 4TH STREET, SUITE 100

SANTA ANA, CA 92705

PHONE (657) 328-6000

FAX (657) 328-6522

TTY 711

www.dot.ca.gov/caltrans-near-me/district12*Making Conservation
a California Way of Life.*

Nov. 2, 2022

Mr. Tom Oliver
Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA. 90740

File: LDR/CEQA
SCH: 2022090476
12-ORA-2022-02112
SR-22, SR-605
SR-405, SR-39

Dear Mr. Oliver,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the 4665 Lampson Avenue Project. 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.

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 project is located less than a half mile from State Route (SR) 405, The project is also two and a quarter miles from SR-605, two miles from SR-39 and almost a mile from SR-22. All four State Routes are owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Transportation and System Planning

1. Caltrans encourages the design of Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and comfortable for users of all ages and abilities. Improvements may include providing secure bicycle parking, pedestrian-oriented LED lighting, and comfortable connections to nearby active transportation and/or transit facilities. Complete Streets improvements also promote regional connectivity, improve air quality, reduce congestion, promote improved first-/last-mile connections, and increase safety for all modes of transportation.
2. New residential infill development offers an opportunity to encourage multimodal transportation options. Caltrans encourages the project to look at opportunities to include Complete Streets improvements in the project, and/or to improve bicycle, pedestrian, and transit access and connectivity to nearby bikeway, sidewalk, and transit facilities.
3. Consider including long-term bicycle parking facilities for the multi-family apartment units. Refer to APBP's Essentials of Bike Parking guide for long-term bicycle parking best practices.
(https://www.apbp.org/assets/docs/EssentialsofBikeParking_FINA.pdf)
4. There is a Class II bike lane on Lampson Avenue. During project construction, if there are any impacts to the existing bike lanes, please ensure that appropriate temporary detours are provided to maintain safe bicycle access to Lampson Ave.
5. There is a Park & Ride leased by Caltrans located at the Federal Southwest Regional Lab parking lot. Include discussion on the existing Park & Ride, and potential impacts and mitigation. Also, please coordinate with Caltrans System Planning Unit regarding the existing Park and Ride facility agreement on the property.

Traffic Operations

6. Submit copies of all traffic related documents for review. The data used in the Traffic Impact Analysis (TIA) should not be more than 2 years old and shall be based on the Southern California Association of Governments Regional Transportation Plan Model. Use the Highway Capacity Manual methodology for all traffic analyses.

Freight Operations and Planning

7. Ensure that truck parking, ingress and egress, and staging will not interfere with vehicle parking, pedestrian paths, or bicycle lanes/bicycle parking.
8. Establish freight pick up & drop off times that do not coincide with peak commute hours to reduce passenger vehicle conflicts and congestion for freight. Consider designating on-street freight-only parking and delivery time windows so trucks will not resort to double parking, thus causing street traffic congestion.
9. For the residential development proposed, consider how many individual packages will be delivered daily to individual residences. Amazon lockers or an equivalent shared drop-off location can help reduce the amount of driving done by delivery trucks and can increase the efficiency of deliveries.
10. Work with local partners and community representatives to mitigate any truck traffic routing onto residential streets or conflicting with other road users, including and especially bicyclists and pedestrians.

City of Los Alamitos
Nov 2, 2022
Page 4

Caltrans' mission is to provide a safe, sustainable, equitable, integrated, and efficient transportation system to enhance California's economy and livability. Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Julie Lugaro at Julie.lugaro@dot.ca.gov.

Sincerely,



Scott Shelley
Branch Chief, Regional-IGR-Transit Planning
Caltrans, District 12

October 26, 2022

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

**SUBJECT: 4665 LAMPSON AVENUE PROJECT – NOTICE OF PREPARATION
DRAFT ENVIRONMENTAL IMPACT REPORT SCOPING COMMENTS**

Dear Mr. Oliver:

The City of Seal Beach (City) is in receipt of the City of Los Alamitos' solicitation for 4665 Lampson Avenue Project Draft Environmental Impact Report Notice of Preparation comments. The City would like to offer the following comments:

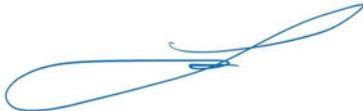
1. The Project is situated in the City of Los Alamitos; however, access and utilities is largely provided by the City of Seal Beach. The City respectfully requests the applicant to enter into a reimbursement agreement for all costs and resources utilized by the City for this effort.
2. As traffic impacts will primarily affect the City's traffic network, traffic impacts will need to be evaluated utilizing Seal Beach's Transportation Analysis Guidelines for any proposed land use or access changes that would generate vehicle trips or vehicle-miles-traveled (VMT).
3. The City requests for a full analysis of the adjacent park use (Arbor Park), emphasizing park demand, programming, general use, public safety, and applicable mitigation measures. Impacts to the City's current park programming should be coordinated.
4. Water service for the existing development is currently provided by the City of Seal Beach. Applicant will need to work through City of Los Alamitos and Golden State Water Company on service boundary considerations. Feasibility studies will need to be conducted and approved to ensure City of Seal Beach can accommodate the development's water demands. No Will-Serve letter will be provided without an approved feasibility study.
5. Sewer service for the existing development is currently by the provide City of Seal Beach. Applicant will need to work through City of Los Alamitos and

6. Rossmoor/Los Alamitos Area Sewer District on service boundary considerations. Feasibility studies will need to be conducted and approved to ensure City of Seal Beach can accommodate the development's wastewater demands. No Will-Serve letter will be provided without an approved feasibility study.
7. The applicant shall make reasonable effort to underground the existing overhead utilities fronting the development. Should undergrounding of said utilities be deemed unreasonable or impractical by the City, applicant shall work in good faith with City to provide alternate in-lieu measures.
8. The applicant shall prepare a parking analysis to ensure development parking does not directly or indirectly impact the City. This would include any Arbor Park and other neighborhood/regional park use and programming expansion that may potentially impact the City.
9. The City shall have the right to review and approve/reject any on and off-site improvements that can potentially impact the City. This would include on and off-site drainage.
10. The applicant shall dedicate any and all necessary easements to the City.
11. Seal Beach Police Department (SBPD) currently responds to public safety calls for this parcel and adjacent Arbor Park. SBPD should be consulted regarding public safety service coordination.

Should you have any questions regarding the above please feel free to contact me at (562) 431-2527 x1322, or ilee@sealbeachca.gov.

Sincerely,

CITY OF SEAL BEACH



Iris Lee
Acting Public Works Director

Cc: Alexa Smittle, Director of Community Development



Via Electronic Mail

October 5, 2022

Tom Oliver, Associate Planner
City of Los Alamitos Planning Division
3191 Katella Avenue
Los Alamitos, CA 90720
toliver@cityoflosalamitos.org

Re: Earthjustice Comments on the Notice of Preparation of a Draft Environmental Impact Report for the 4665 Lampson Avenue Project

Earthjustice appreciates the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report (“DEIR”) for the 4665 Lampson Avenue Project (“Project”), which contemplates redeveloping an office building with a residential development consisting of 55 cluster homes, 114 townhomes, and 77 affordable multi-family apartment homes. Our initial comments focus on the importance of incorporating building electrification requirements into the Project. New construction that relies on burning gas for end uses such as cooking and space and water heating has significant greenhouse gas (“GHG”), energy, and health impacts under the California Environmental Quality Act (“CEQA”). All-electric buildings avoid these impacts. Moreover, all-electric buildings are typically less costly to construct due to avoided costs of gas infrastructure. With the California Public Utilities Commission (“CPUC”) now ending subsidies for gas lines to new development, cost savings from all-electric construction will further increase. Accordingly, to comply with CEQA’s obligation to adopt all feasible mitigation to reduce significant environmental impacts, the City must require an all-electric Project design that is not connected to the gas system.

I. Projects Connecting to the Gas System Have Significant GHG, Energy and Public Health Impacts.

A. The GHG Impacts of Projects Connecting to the Gas System Are Significant.

CEQA requires a DEIR to identify all the significant impacts of a proposed project, including impacts from the project’s GHG emissions.¹ One option to determine the significance of the Project’s GHG impacts is to apply a net-zero emissions threshold. In addition to being CEQA-compliant, a net-zero threshold is also consistent with the severity of the climate crisis and the recognition that any increase in GHG emissions exacerbates the cumulative impacts of climate change.

¹ CEQA Guidelines § 15126.2; Appendix F.

Another option is to apply the approach recently adopted by the Bay Area Quality Management District (“BAAQMD”). In determining the significance of project impacts, a lead agency “must ensure that CEQA analysis stays in step with evolving scientific knowledge and state regulatory schemes.” *Cleveland National Forest Foundation v. San Diego Assn. of Gov’ts* (2017) 3 Cal.5th 497, 519. To stay in step with evolving scientific knowledge and state policy, the Bay Area Quality Management District (“BAAQMD”) updated its previous CEQA GHG guidance for buildings this year to require all new projects to be built without natural gas and with no inefficient or wasteful energy usage in order to receive a finding of no significant impact.² BAAQMD’s previous 1,100 MT GHG significance threshold was derived from Assembly Bill (“AB”) 32’s 2020 GHG reduction targets, but did not reflect later developments, such as Senate Bill (“SB”) 32’s requirement to reduce GHGs to 40 percent below 1990 levels by 2030, nor Executive Order B-55-18’s requirement to achieve carbon neutrality by 2045.³ As BAAQMD properly noted in its justifications for its updated GHG threshold, “[f]or California to successfully eliminate natural gas usage by 2045, it will need to focus available resources on retrofitting existing natural gas infrastructure. This task will become virtually impossible if we continue to build more natural gas infrastructure that will also need to be retrofit within the next few years.”⁴

Even outside of BAAQMD’s jurisdiction, the analysis supporting its zero-gas threshold provides substantial evidence to support an EIR’s finding of significance, particularly where, as here, GHGs are a globally dispersed pollutant. Indeed, state agencies have made similar findings regarding the incompatibility of gas in new construction with achievement of state climate requirements. As the California Energy Commission (“CEC”) determined in its 2018 Integrated Energy Policy Report (“IEPR”) Update:

New construction projects, retrofitting existing buildings, and replacing appliances and other energy-consuming equipment essentially lock in energy system infrastructure for many years. As a result, each new opportunity for truly impactful investment in energy efficiency and fuel choice is precious. If the decisions made for new buildings result in new and continued fossil fuel use, it will be that much more difficult for California to meet its GHG emission reduction goals. Parties planning new construction have

² See BAAQMD, *Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans*, at 11 (Apr. 2022) (“BAAQMD 2022 Update”), <https://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa-thresholds-2022/justification-report-pdf.pdf?la=en>.

³ See BAAQMD, *CEQA Guidelines Update, Proposed Thresholds of Significance* at 10-22 (Dec 7, 2009), <http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/proposed-thresholds-of-significance-dec-7-09.pdf?la=en> (explaining methodology for previous project-level GHG threshold).

⁴ Justification Report at 12.

the opportunity instead to lock in a zero- or low-carbon emission outcome that will persist for decades.⁵

Consistent with the CEC’s findings, the California Public Utilities Commission (“CPUC”) recently adopted a Decision that would end gas line extension allowances, finding that “gas line subsidies encourage gas use by providing incentives to builders to install more gas appliances, perpetuating a continued reliance on the gas system both now and over the life of the appliance, and offsetting if not reversing any GHG emission reduction benefits secured through other decarbonization measures.”⁶ Accordingly, the CPUC found, subsidies for these new gas connections “work against today’s climate goals and conflict[] with SB 32 and 1477.”⁷ This reflects the growing consensus that aggressive electrification will be needed to achieve the state’s climate goals. Indeed, the 2022 Title 24 update already requires heat pumps as a baseline for either space or water heating in single-family homes, as well as a heat pump space heating standard for new multi-family homes and businesses.⁸ In addition, any new mixed-fuel single-family homes must already be electric-ready so they can “easily convert from natural gas to electric in the future.”⁹

Earthjustice strongly cautions against using approaches to determine the significance of Project GHG impacts that involve comparisons against “business-as-usual” emissions or a per capita emissions metric. In *Center for Biological Diversity v. Cal. Dept of Fish & Wildlife* (2015) 62 Cal.4th 204, the California Supreme Court held that determining the significance of project GHG impacts by comparing project emissions with emissions under a business-as-usual scenario derived from statewide emissions reduction goals under AB 32 lacked substantial evidence. For similar reasons, use of statewide per capita emissions metrics to determine the significance of project emissions has also been rejected for the purpose of determining project GHG impacts under CEQA. As the court held in *Golden Door Properties LLC*, “using a statewide criterion requires substantial evidence and reasoned explanation to close the analytical gap left by the assumption that the ‘level of effort required in one [statewide] context . . . will suffice in the other, a specific land use development.’” *Golden Door Properties LLC v. County of San Diego* (2018) 27 Cal.App.5th 892, 904 (quoting *Center for Biological Diversity*, 62 Cal.4th at 227). While use of a statewide per capita metric to determine the significance of GHG impacts may be useful for a General Plan, which examines collective community emissions of

⁵ CEC, *2018 Integrated Energy Policy Report Update, Vol. II* at 18 (Jan. 2019)(“2018 IEPR Update”), <https://efiling.energy.ca.gov/getdocument.aspx?tn=226392>

⁶ D.22-09-026, Phase III Decision Eliminating Gas Line Extension Allowances, Ten-Year Refundable Payment Option, and Fifty Percent Discount Payment Option Under Gas Line Extension Rules, at 27 (Sep. 20, 2022), <https://docs.cpuc.ca.gov/PublishedDocs/Published/G000/M496/K987/496987290.PDF>.

⁷ *Id.*

⁸ See CEC, 2022 Building Energy Efficiency Standards Summary, at 9 (Aug. 2021), https://www.energy.ca.gov/sites/default/files/2021-08/CEC_2022_EnergyCodeUpdateSummary_ADA.pdf.

⁹ *Id.*

existing and proposed new development, it is not appropriate for projects that only govern new development.

B. The Energy Impacts of Projects Connecting to the Gas System are Significant.

A key purpose of the evaluation of project energy impacts under CEQA is “decreasing reliance on fossil fuels, such as coal, natural gas and oil.”¹⁰ Addressing energy impacts of proposed projects requires more than mere compliance with Title 24 Building Energy Efficiency Standards.¹¹ Including gas hook-ups in new projects, and thereby perpetuating reliance on fossil fuels, is contrary to California’s energy objectives and should be considered a significant impact under CEQA.

In addition to the lock-in effect discussed above and its perpetuation of reliance on fossil fuel infrastructure, gas appliances are also inherently wasteful because they are significantly less efficient than their electric alternatives. Heat pumps for space and water heating are substantially more efficient than their gas counterparts. Because heat pumps use electricity to move heat around rather than creating heat, their efficiency is far greater than 100 percent (energy services delivered are much greater than energy input). For example, gas water heaters advertised by Rheem, a major water heating manufacturer, have uniform efficiency factor (“UEF”) of 0.58 – 0.83.¹² In contrast, Rheem’s heat pump water heaters have UEFs between 3.7 and 4.0, making them roughly four to seven times more efficient than gas alternatives.¹³ As recognized by the CEC, “[u]sing heat pumps for space and water heating, as well as other uses, is cost-effective in the long run simply because electrification technologies can be significantly more efficient than natural gas technologies.”¹⁴ Given the low inherent efficiencies of gas space and water heating as compared to heat pump options, homes that continue to rely on gas cannot be reasonably construed as “the wise and efficient use of energy” and therefore result in significant energy impacts under CEQA.

C. The Health/Air Quality Impacts of Projects Connecting to the Gas System are Significant.

CEQA also requires consideration of “health and safety problems” that may result from a project’s emissions.¹⁵ Indeed, Section III.(d) of Appendix G of the CEQA Guidelines

¹⁰ CEQA Guidelines, Appendix F, Sec. I.

¹¹ See *California Clean Energy Committee v. City of Woodland* (2014) 225 Cal.App.4th 173, 211.

¹² Rheem, *Gas Water Heaters*, https://www.rheem.com/products/residential/water-heating/tank/residential_gas/.

¹³ Rheem, *Professional Prestige Series ProTerra Hybrid Electric Water Heater with LeakGuard*, <https://www.rheem.com/group/rheem-hybrid-electric-water-heater-professional-prestige-series-hybrid-electric-water-heater>.

¹⁴ 2018 IEPR Update at 32.

¹⁵ CEQA Guidelines § 15126.2; see also *Sierra Club v. County of Fresno* (2018) 6 Cal. 5th 502, 520 (requiring an EIR to not only discuss air quality impacts and human health impacts separately, but to draw a connection between the two segments of information, to “meet CEQA’s requirements.”).

specifically asks a lead agency to evaluate if the project would “[e]xpose sensitive receptors to substantial pollutant concentrations.”¹⁶ The health and safety hazards of gas-burning appliances in buildings are well-documented by the California Air Resources Board (“CARB”), the CEC, and numerous peer-reviewed academic studies. In a Board-adopted resolution, CARB determined that that “cooking emissions, especially from gas stoves, are associated with increased respiratory disease.”¹⁷ Children in homes with gas stoves are particularly at risk. A meta-analysis examining the association between gas stoves and childhood asthma found that “children in homes with gas stoves have a 42 percent increased risk of experiencing asthma symptoms (current asthma)” and “a 24 percent increased risk of ever being diagnosed with asthma by a doctor (lifetime asthma).”¹⁸ Other health effects observed in children from exposure to nitrogen dioxide (“NO_x”), which is a byproduct of gas combustion, include cardiovascular effects, increased susceptibility to allergens and lung infections, irritated airways and other aggravated respiratory symptoms, and learning deficits.¹⁹ As found repeatedly by peer-reviewed studies, combustion of gas in household appliances produces harmful indoor air pollution, including carbon monoxide, nitric oxide and nitrogen dioxide, formaldehyde, acetaldehyde, and ultrafine particles, often in excess of the levels set out by the California Ambient Air Quality Standards and the National Ambient Air Quality Standards.²⁰ CARB has therefore recognized “the conclusion of recent studies that 100 percent electrification of natural gas appliances in

¹⁶ CEQA Guidelines, Appendix G, Sec. III(d).

¹⁷ CARB, *Combustion Pollutants & Indoor Air Quality*, <https://perma.cc/J6YH-VVZH> (as of March 30, 2022).

¹⁸ Brady Seals & Andee Krasner, *Gas Stoves: Health and Air Quality Impacts and Solutions*, Rocky Mountain Institute, Physicians for Social Responsibility, and Sierra Club, at 13 (2020), <https://rmi.org/insight/gas-stoves-pollution-health/>.

¹⁹ *Id.*

²⁰ See, e.g., Jennifer M. Logue et al., *Pollutant Exposures from Natural Gas Cooking Burners: A Simulation-Based Assessment for Southern California*, 122 *Env’t Health Perspectives* 43, 43–50 (2014), <http://dx.doi.org/10.1289/ehp.1306673> (modeling exposure rates for gas stove pollutants and finding that “62%, 9%, and 53% of occupants are routinely exposed to NO₂, CO, and HCHO levels that exceed acute health-based standards and guidelines” and that “reducing pollutant exposures from [gas stoves] should be a public health priority.”); John Manuel, *A Healthy Home Environment?*, 107 *Env’tl. Health Perspectives* 352, 352–57 (1999), <https://doi.org/10.1289/ehp.99107a352> (finding that gas furnaces and other gas appliances can be sources of unsafe indoor carbon monoxide concentrations); Nasim A. Mullen et al., *Impact of Natural Gas Appliances on Pollutant Levels in California Homes*, Lawrence Berkeley Nat’l Lab’y (Dec. 2012), https://eta-publications.lbl.gov/sites/default/files/impact_of_natural_gas_appliances.pdf (finding that concentrations of NO₂, NO_x, and carbon monoxide were associated with use of gas appliances); Dr. Zhu et al., *Effects of Residential Gas Appliances on Indoor and Outdoor Air Quality and Public Health in California*, UCLA Fielding School of Pub. Health, (Apr. 2020), <https://ucla.app.box.com/s/xyzt8jclixnetiv0269qe704wu0ihif7> (finding that gas combustion appliances are associated with higher concentrations of NO₂, NO_x, CO, fine particulate matter, and formaldehyde in indoor air, and discussing the health impacts of acute and chronic exposure to each pollutant).

California would result in significant health benefits.”²¹ Accordingly, projects that permit gas appliances such as stoves have significant air quality impacts under CEQA.

Gas appliances contribute to indoor air pollution even when they are not turned on. A recent study sampling the gas supply to home appliances also found additional harmful pollutants present, including the Hazardous Air Pollutants benzene and hexane in 95% and 98% of samples, respectively, among others.²² These pollutants have serious health impacts, particularly given that residential appliances can last for upwards of ten years, and residents may be repeatedly exposed to their pollution multiple times daily. For example, in addition to being a known carcinogen, non-cancer long-term health effects of exposure to benzene include “harmful effects on the bone marrow,” “excessive bleeding,” and can compromise the immune system.²³ Similarly, “[c]hronic inhalation exposure to hexane is associated with sensorimotor polyneuropathy in humans, with numbness in the extremities, muscular weakness, blurred vision, headache, and fatigue,” and animal studies have shown “pulmonary lesions” as well as damage to reproductive organs following chronic inhalation exposure.²⁴ These pollutants were present in the gas supplied to home appliances prior to combustion, and a 2022 study also found that most gas stoves leak supply gas “continuously” even while turned off.²⁵

II. Building Electrification is Feasible and Effective Mitigation to Reduce Project GHG, Energy, and Health Impacts.

A lead agency may not lawfully approve a project where “there are feasible alternatives or feasible mitigation measures available which would substantially lessen [its] significant environmental effects.”²⁶ Only when feasible mitigation measures have been exhausted may an agency find that overriding considerations exist that outweigh the significant environmental effects.²⁷ This mandate—to avoid, minimize and mitigate significant adverse effects where feasible—has been described as the “most important” provision of the law.²⁸

²¹ CARB Resolution 20-32, *California Indoor Air Quality Program Update*, at 2 (Nov. 19, 2020), <https://ww3.arb.ca.gov/board/res/2020/res20-32.pdf>.

²² Drew R. Michanowicz et al., *Home is Where the Pipeline Ends: Characterization of Volatile Organic Compounds Present in Natural Gas at the Point of the Residential End User*, *Environ. Sci. Technol.* 2022, 56, 10258–10268 at 10262 (Jun. 2022), <https://pubs.acs.org/doi/pdf/10.1021/acs.est.1c08298>.

²³ See Centers for Disease Control and Prevention, *Facts about Benzene*, [https://emergency.cdc.gov/agent/benzene/basics/facts.asp#:~:text=\(Long%2Dterm%20exposure%20mean%20exposure,increasing%20the%20chance%20for%20infection](https://emergency.cdc.gov/agent/benzene/basics/facts.asp#:~:text=(Long%2Dterm%20exposure%20mean%20exposure,increasing%20the%20chance%20for%20infection).

²⁴ U.S. Env. Prot. Agency, *Hexane*, <https://www.epa.gov/sites/default/files/2016-09/documents/hexane.pdf>.

²⁵ Eric D. Lebel, et al., *Methane and NO_x Emissions from Natural Gas Stoves, Cooktops, and Ovens in Residential Homes*, *Environ. Sci. Technol.* 2022, 56, 4, at 2534 (Jan. 27, 2022), <https://doi.org/10.1021/acs.est.1c04707>.

²⁶ Pub. Res. Code § 21002.

²⁷ *Id.* § 21081; see also CEQA Guidelines 15091(a).

²⁸ *Sierra Club v. Gilroy City Council*, 222 Cal. App. 3d 30, 41 (1990).

Eliminating natural gas use in new buildings is feasible mitigation that will substantially lessen the Project’s GHG, energy, and air quality/health impacts. For example, in *Residential Building Electrification in California*, Energy and Environmental Economics (“E3”) determined that “electrification is found to reduce total greenhouse gas emissions in single family homes by approximately 30 to 60 percent in 2020, relative to a natural gas-fueled home.”²⁹ Moreover, “[a]s the carbon intensity of the grid decreases over time, these savings are estimated to increase to approximately 80 to 90 percent by 2050, including the impacts of upstream methane leakage and refrigerant gas leakage from air conditioners and heat pumps.”³⁰ As shown in the graph below, the GHG savings from heat pumps are substantial today and will only increase as California continues to decarbonize its grid as required under SB 100.

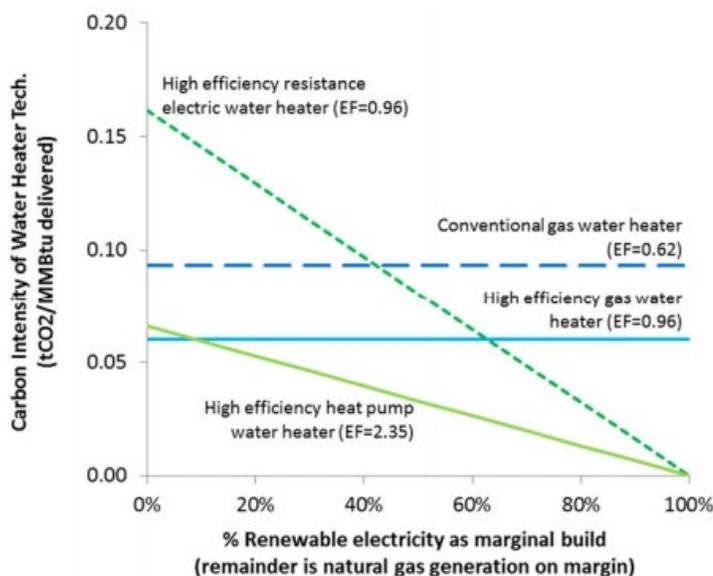


Figure 3. Carbon intensity of water heater technologies, as a function of renewable electricity percentage.
Source: Author’s calculations

31

In contrast, because gas appliance will generate the same level of pollution over their lifetime, their emissions relative to electric alternatives will increase over time and increasingly interfere with achievement of California’s climate objectives.

Numerous local jurisdictions have also adopted all-electric building policies for a variety of building types, demonstrating the feasibility of all-electric new construction. For example, San Francisco adopted an ordinance effective June 2021 prohibiting gas in new construction for

²⁹ E3, *Residential Building Electrification in California*, at iv (Apr. 2019), https://www.ethree.com/wp-content/uploads/2019/04/E3_Residential_Building_Electrification_in_California_April_2019.pdf.

³⁰ *Id.*

³¹ Amber Mahone et al., *What If Efficiency Goals Were Carbon Goals*, at 9-7, American Council for an Energy-Efficient Economy (2016), https://aceee.org/files/proceedings/2016/data/papers/9_284.pdf.

all building types, with narrow exceptions.³² Several other California municipalities have adopted similar legislation, including Berkeley, San Luis Obispo, and Half Moon Bay, and the City of Los Angeles is close behind.³³

All-electric new construction is also a feasible mitigation measure to avoid the health impacts of gas, particularly the indoor air pollution impacts in residential buildings. For example, Marin Clean Energy developed its Low-Income Families and Tenants (“LIFT”) Pilot Program to reduce energy burdens and improve quality of life for residents in income-qualified multifamily properties through energy efficiency, electrification, and health, safety, and comfort upgrades.³⁴ An evaluation of the LIFT Pilot found that on a per dwelling basis, participants who received heat pump replacements for gas or propane heating equipment saw reductions of greenhouse gases by over one ton of CO₂ per dwelling, NO_x reductions of close to 1 pound, and carbon monoxide reductions of more than 2 pounds.³⁵ Notably, because the national health and safety limit for carbon monoxide is 1 pound annually, residents had been living with unsafe carbon monoxide levels. Heat pump installation virtually eliminated this pollution source.³⁶ In addition to direct health benefits from reduced pollution, tenants reported increased comfort, with “indoor air temperature being just right even on very hot days,” better air quality and reduced noise.³⁷ Electrifying gas end uses in buildings demonstrably mitigates not only building emissions but their associated health and safety impacts.

All-electric building design is also economically feasible under CEQA. When considering economic feasibility of alternatives under CEQA, courts consider “whether the marginal costs of the alternative as compared to the cost of the proposed project are so great that

³² San Francisco Building Code § 106A.1.17.1, https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_building/0-0-0-92027.

³³ See, e.g., San Luis Obispo Ordinance No. 1717, <http://opengov.slocity.org/WebLink/DocView.aspx?id=162695&dbid=0&repo=CityClerk>, (prohibiting natural gas in new construction effective January 1, 2023, with narrow commercial availability and viability exceptions); Los Angeles City Council Motion, https://drive.google.com/file/d/1KLRBqAT2sj2sQJd2NKGtME8WX5ZEn_9/view, (directing Los Angeles city agencies to develop a plan within six months that will “require all new residential and commercial buildings in Los Angeles to be built so that they will achieve zero-carbon emissions,” to be effective January 1, 2023); Half Moon Bay Municipal Code § 14.06.030, <https://www.codepublishing.com/CA/HalfMoonBay/#!/HalfMoonBay14/HalfMoonBay1406.html#14.06.030>, (requiring all-electric construction for all new buildings, effective March 17, 2022). See also Sierra Club, *California’s Cities Lead the Way on Pollution-Free Homes and Buildings*, <https://www.sierraclub.org/articles/2021/07/californias-cities-lead-way-pollution-free-homes-and-buildings>, (running list of California municipalities with gas-free buildings commitments and electrification building codes).

³⁴ DNV, MCE Low-Income Families and Tenants Pilot Program Evaluation at 1 (Aug 5. 2021) <https://www.mcecleanenergy.org/wp-content/uploads/2021/07/MCE-Low-Income-Families-and-Tenants-Pilot-Program-Evaluation.pdf>.

³⁵ *Id.* at 28.

³⁶ *Id.* at 29.

³⁷ *Id.* at 4, 35 (Aug 5. 2021) <https://www.mcecleanenergy.org/wp-content/uploads/2021/07/MCE-Low-Income-Families-and-Tenants-Pilot-Program-Evaluation.pdf>.

a reasonably prudent [person] would not proceed with the [altered project].”³⁸ That is, even if an alternative is *more* expensive than the original plan, “[t]he fact that an alternative may be more expensive or less profitable is not sufficient to show that the alternative is financially infeasible.”³⁹

All-electric building design for new construction is indisputably financially feasible because it is now cheaper than mixed-fuel construction.⁴⁰ The CEC has found that capital costs for all-electric single family homes are “several thousand dollars less expensive than mixed-fuel homes.”⁴¹ For mid-rise multi-family homes, “[a]n average reduction of \$3,300 per unit was found” by avoiding the costs of gas piping, venting, and trenching to connect to the gas system.⁴² Indeed, as noted in Redwood Energy’s A Zero Emissions All-Electric Multifamily Construction Guide, “[i]n the downtown of a city like Los Angeles, just trenching and piping gas to an apartment building in a busy street can cost \$140,000.”⁴³ Moreover, there are additional embedded savings from faster build-out (related to not having to install gas plumbing and piping inside of the home), and by installing one heat pump instead of a separate furnace and air conditioning. As the CPUC is eliminating gas line extension allowances for all customer classes starting in July 2023, the infrastructure buildout to support gas hookups will raise costs of projects connecting to the gas system even more than before, when line extensions were subsidized.⁴⁴ Additionally, as discussed above, the 2022 update to the Title 24 Building Code already requires heat pumps as a baseline for space or water heating, and requires panel upgrades and other space modifications in any new mixed-fuel homes to ensure they are electric-ready when they inevitably convert to all-electric.⁴⁵ As a result, mixed-fuel design in new construction

³⁸ *SPRAWLDEF v. San Francisco Bay Conservation and Development Comm’n* (2014) 226 Cal. App. 4th 905, 918 (citing *Uphold Our Heritage v. Town of Woodside* (2007) 147 Cal. App. 4th 587, 600).

³⁹ *Id.* (citing *Center for Biological Diversity v. Cty. of San Bernardino* (2010) 185 Cal. App. 4th 866, 833).

⁴⁰ See CARB, Draft 2022 Scoping Plan, Appendix F: Building Decarbonization, at 14–15 (May 2022) (finding that “all-electric new construction is one of the most cost-effective near-term applications for building decarbonization efforts,” and that all-electric new construction is crucial in particular because “it is less costly to build, avoids new pipeline costs to ratepayers, and avoids expensive retrofits later.”), <https://ww2.arb.ca.gov/sites/default/files/2022-05/2022-draft-sp-appendix-f-building-decarbonization.pdf>.

⁴¹ See CEC, Final 2021 Integrated Energy Policy Report Volume I: Building Decarbonization at 89 (Feb. 2022), <https://efiling.energy.ca.gov/GetDocument.aspx?tn=241599>, (citing E3, *Residential Building Electrification in California: Consumer Economics, Greenhouse Gases and Grid Impacts*, https://www.ethree.com/wp-content/uploads/2019/04/E3_Residential_Building_Electrification_in_California_April_2019.pdf).

⁴² CEC, *California Building Decarbonization Assessment*, at 83 (Aug. 13, 2021) (“CEC Building Decarbonization Assessment”), <https://efiling.energy.ca.gov/GetDocument.aspx?tn=239311>.

⁴³ Redwood Energy, A Zero Emissions All-Electric Multifamily Construction Guide at 2 (2019), <https://fossilfreebuildings.org/ElectricMFGuide.pdf>

⁴⁴ R. 19-01-011, Phase III Decision Eliminating Gas Line Extension Allowances, Ten-Year Refundable Payment Option, and Fifty Percent Discount Payment Option Under Gas Line Extension Rules, (Aug. 8, 2022), <https://docs.cpuc.ca.gov/PublishedDocs/Efile/G000/M496/K415/496415627.PDF>.

⁴⁵ See CEC, 2022 Building Energy Efficiency Standards Summary, at 9 (Aug. 2021), https://www.energy.ca.gov/sites/default/files/2021-08/CEC_2022_EnergyCodeUpdateSummary_ADA.pdf.

is likely *less* financially feasible than all-electric design, in addition to imposing significant GHG, energy, and health impacts.

Now is the critical window for the City to jump-start this transition away from gas to clean energy buildings. CEQA is an essential vehicle to take all feasible action to reduce GHGs and limit further expansion of gas infrastructure. To comply with CEQA, we urge incorporation of all-electric building design into the Project.

Please contact Rebecca Barker at rbarker@earthjustice.org, and Matt Vespa at mvespa@earthjustice.org with any questions or concerns, and please include each of us in future notifications on the Project's development.

Sincerely,

Matt Vespa
Senior Attorney
Earthjustice
50 California Street, Suite 500
San Francisco, CA 94111
[Email: mvespa@earthjustice.org](mailto:mvespa@earthjustice.org)
Telephone: (415) 217-2123

Rebecca Barker
Associate Attorney
Earthjustice
50 California Street, Suite 500
San Francisco, CA 94111
[Email: rbarker@earthjustice.org](mailto:rbarker@earthjustice.org)
Telephone: (415) 217-2056



NATIVE AMERICAN HERITAGE COMMISSION

September 30, 2022

Tom Oliver
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: 2022090476, Lampson 246 Residential Unit Project, Orange County

Dear Mr. Oliver:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines § 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subs. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse



ORANGE COUNTY FIRE AUTHORITY

P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602-0125

Brian Fennessy, Fire Chief

(714) 573-6000

www.ocfa.org

October 5, 2022

Tom Oliver, Associate Planner
City of Los Alamitos Planning Division
3191 Katella Avenue
Los Alamitos, CA 90720
Email: toliver@cityoflosalamitos.org
(562) 431-3538, Ext. 300

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) and Scoping Meeting for 4665 Lampson Avenue Project

Dear Tom Oliver:

Thank you for the opportunity to review the subject document. The Orange County Fire Authority (OCFA) provides fire protection and emergency medical services response to 23 cities in Orange County and all unincorporated areas. OCFA protects over 1.9 million residents via 77 fire stations throughout Orange County, one (1) within Los Alamitos, which includes the project area. Services include: structural fire protection, emergency medical and rescue services, education and hazardous material response. OCFA also participates in disaster planning as it relates to emergency operations, which includes high occupant areas and school sites and may participate in community disaster drills planned by others. Resources are deployed based upon a regional service delivery system, assigning personnel and equipment to emergency incidents without regard to jurisdictional boundaries. The equipment used by the department has the versatility to respond to both urban and wildland emergency conditions.

This project would be served by OCFA Fire Station 48. Currently OCFA Fire Station 48 houses Paramedic Engine 48 which responds to an average of 2,495 calls per year. This call volume is expected to increase with the completion of this residential use project (55 homes, 114 townhomes, and 77 apartment homes).

OCFA's comments regarding this project, are as follows:

- 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.
- All traffic signals on public access ways should include the installation of optical preemption devices.
- Structures of this size and occupancy are required to have automatic fire sprinkler systems designed per NFPA 13 as required in the current CBC, CFC.
- A water supply system to supply fire hydrants and automatic fire sprinkler systems is required. Fire flow and hydrant spacing shall meet the minimums identified in the codes.
- New hydrants installed during the project will be public fire hydrants.
- Fire department access shall be provided all around the buildings.
- It is unlawful to occupy any portions of this building until the City building department and OCFA have conducted final inspection and sign off.
- 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.

In addition, we would like to point out that all standard conditions regarding the Project Development, road grades/slopes and width, access, building materials, and the like will be applied to this project at the time of plan submittal. Thank you for providing us with this information. Please contact me at 714-573-6253 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Distaso', with a long horizontal line extending to the right.

Robert J Distaso PE, Fire Safety Engineer, Planning and Development
robertdistaso@ocfa.org
www.ocfa.org

Subject: 4665 Lampson Ave Project



IRONScales couldn't recognize this email as this is the first time you received an email from this sender nick.mukanos@sce.com

Hi Tom,

We received the Notice of Preparation for this project but Local Planning is not able to respond directly.

If you have a project in-progress with SCE Tract or NPD Planning it may help to reach out to them for clarification.

Otherwise, please submit all utility notices to UND@sce.com to ensure they are processed correctly.

Nick Mukanos

Planning, Sr. Specialist

T&D Local Planning | Long Beach S.C.

T. 714-895-0210



From: [REDACTED]
To: [Tom Oliver](#)
Subject: PROPOSED 246 RESIDENTIAL UNIT PROJECT FOR 4665 LAMPSON AVENUE A.K.A. WEST ED PROPERTY
Date: Wednesday, November 2, 2022 11:29:41 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good morning Mr. Oliver,

I am a parent whose children participate in AYSO159 in both the fall and spring and I would also like to echo the concerns expressed by AYSO 159 (below) regarding the proposed project at 4665 Lampson Ave. I am also concerned about increased traffic and noise as well as overall pedestrian safety on Lampson that would result from the proposed project.

1. Arbor Park has approximately 100 parking spots, with 30 of those parking spaces located on the south side of the dog park. Region 159 has always strived to provide adequate parking for the dog park, which leaves roughly 70 parking spaces available on Saturdays. Therefore, Region 159 families and volunteers utilizing Arbor Park on Saturdays routinely park in the 4665 Lampson Avenue parking lot. That parking lot provides over 300 parking spaces that are essential to our use of Arbor Park and ensure soccer families are not parking in the nearby neighborhood of College Park East (CPE). The proposed project at 4665 Lampson Avenue states it will provide 557 parking spaces that will be entering and leaving the property from Lampson Avenue between traffic lights at Heather Street and Rose Street. The lack of signal control currently planned for traffic in and out of the development will adversely impact traffic safety on Lampson. It is already a dangerous street with a history of serious accidents. The number of planned parking spaces is insufficient for the number of planned residences. Garage spaces will be used as storage, or other purposes other than parking. Many of the homes will have more than two or three cars and drivers. These homes will have guests that will need parking as well. Region 159 is concerned Arbor Park or CPE residential streets will then become overflow for the planned development.

2. CPE has less park acreage than other neighborhoods in Seal Beach, Los Alamitos or Rossmoor. Arbor Park has helped fill that void by providing a large grass area to support organized and unorganized sports including soccer and baseball. The proposed new development details do not show any park space, such as a playground for residents. Region 159 requests the EIR include a listing of existing parks within a ½ mile of the planned development. In addition, we request the EIR include an evaluation if the planned development should include park space, such as a playground, basketball court, etc. for the residents of the planned development, to not further impact already limited nearby park facilities.

3. Arbor Park is currently home to many recreational activities, some of which begin in the early hours of the morning, plus a portion of Arbor Park is used for a very popular dog park. Region 159 requests that the EIR include an evaluation of noise at Arbor Park during busy weekends when the park is filled with soccer matches and the dog park is being utilized. To avoid future complaints from the new residents of the planned development

about noise from soccer Saturdays and the dog park, noise impacts should be studied and if necessary, mitigation measures proposed. The noise study should be conducted to include all hours of the day on Saturdays when whistles, loud voices, cheering and other noises are made.

Thank you for your consideration.

Sincerely,
Anthony Aboseif

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Lampson Project Comments
Date: Sunday, October 30, 2022 9:06:11 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To whom it may concern,

As a College Park East resident i have the following environmental concerns with the intended proposal:

Construction Noise and road closure (Lampson ave) during construction period.

Overflow Parking in CPE.

Road impacts from usage of heavy construction equipment.

Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)

Noise Pollution and overall traffic impacts due to excessive amount of vehicles on Lampson.

Public Services/Recreation: Parks (Heather Park usage)

Dave

From: [REDACTED]
To: [Tom Oliver](#); [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov
Subject: Stop Lampson Project
Date: Tuesday, November 1, 2022 4:19:42 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear Council Members,

I am writing to express my strong opposition to the high density housing development that is being considered to be built on Lampson. This project causes major concerns over the addition of multi-family housing leading to more people, significantly increase traffic congestion, noise, pollution, decrease in safety as well as a reduction in property values of the existing community. Heavy traffic on Lampson is already common during morning rush hour and critical times of the day; with an additional 240 plus high density housing units Lampson could not accommodate traffic from the additional cars. From discussions with my neighbors my opinion is shared by many families who live in our community of College Park East in Seal Beach. This development will negatively impact our neighborhood and quality of life. I urge you to disapprove and stop this plan from moving forward.

Sincerely,

Dara Baddeley

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: 4665 Lampson Project Concerns
Date: Wednesday, November 2, 2022 12:33:13 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good Afternoon, Mr. Oliver,

I have some concerns regarding the proposed project at 4665 Lampson Ave. As a resident who lives just off of Lampson Ave, a mom of 2 kids who have enjoyed Arbor Park for soccer games and practices, and a dog owner who utilizes the Arbor Dog Park frequently, I am very worried about the current proposal.

1. **Traffic:** adding this high density dwelling plan will impact traffic as well as public safety. I am concerned that without a new traffic light plan it will create a more hazardous situation on an already dangerous road. With only 2 lanes on each side, can Lampson handle an increase of approximately 500 more cars driving on that stretch of road daily? How will this public safety issue be resolved?
2. **Recreation:** I am concerned about the ability of our children to continue using Arbor park for sports recreation. Is there a plan to increase parking at Arbor Park? Can this be done without the removal of current green space in that area? Without additional parking it seems impossible for the region to continue enjoying that park. Is there a plan for parks to be built within the new community so as not to impact the current community use park at Arbor? Adding a residential area to increase the earnings of a developer at the expense of our current youth residents seems like a disgrace.
3. **Environmental:** I am concerned that some of the green space will be removed. As we all know, greenhouse gas emissions are already a problem and removing existing green space is going to exacerbate this problem. What is the plan for this?
4. **Air Quality:** Adding more cars to the area will reduce air quality and impact the health of local residents with issues such as asthma. Again, this is another issue that will negatively impact the lives of the current residents of your city.

I see no benefit to this housing development other than increasing corporate profits for a developer. How can the city justify impacting the safety, health and well-being of its current residents?

Thank you for your time and consideration,

Samantha Baksic
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 11:53:35 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

As a concerned citizen, mother and grandmother, I can't even believe that this project would even be considered. I have lived in this community for 36 years and have seen changes and growth for the most part that has been beneficial to the community. This project is definitely not beneficial to anyone except maybe the developer! There are so many negatives more than positive features that it is truly hard to imagine that a project like this could even be considered.

Air quality has already been compromised by the expansion of the freeway. My daughters live in College Park East and I have seen the traffic increase on Lampson in the last 5 years. The accidents have also increased even if some have only been fender benders. Where is the extra water supply going to come from for all these units? Arbor Park has been a great resource for the youth of our community for many years. My children and now my grandchildren have played soccer and even baseball there. Where would the parking be for the participants and spectators if housing was built on that property where there would probably already be not enough parking for the residents of the new project? The College Park East residents already know that parking is at a premium. Our children need a place to exercise and maintain a healthy lifestyle. The parks that are available cannot handle the extra influx of people. Please, please reconsider this project and vote down this horrendous idea!!

Kathleen Barnes
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Concerns Regarding the Proposed 246 Residential Unit Project for 4665 Lampson Ave.
Date: Wednesday, November 2, 2022 1:57:09 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

I am writing in regards to some of the Environmental concerns regarding the proposed 246 Residential Unit Project for 4665 Lampson Ave a.k.a. West Ed Property.

1) This development will undoubtedly impact traffic on Lampson Ave. There are already major traffic problems on this road; especially, when there is road construction, accidents, or rain. These problems either cause the road to be completely shut down for hours at a time, to being able to travel in one lane, to flooding. Will there be alternate roads built to accommodate the traffic that this development will bring? I am unaware of any alternate routes that can be built when one considers that there are major constraints on all sides.

2) This development impact will seemingly have a negative impact on the use of Arbor Park and its neighboring dog park? The park is essential for AYSO 159 where all four of my children have played soccer. Thousands of families have used this park and parking lot to support their children in remaining active outdoors.

3) Will this development include a listing of existing parks within a ½ mile of the planned development. How will it impact the CPE parks? Will the EIR include an evaluation if the planned development should include park space, such as a playground, basketball court, etc. for the residents of the planned development, to not further impact already limited nearby park facilities.

Thank you

Michelle Beck

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Against new developments
Date: Wednesday, November 2, 2022 11:21:58 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender mariebensabat@gmail.com

Hello,

I live at [REDACTED] I have three children who walk and ride their bikes along Lampson, play soccer at Arbir Park and I am petrified of this new proposed development. I am against it, I feel it is a direct threat to our children's physical safety. The level of Etta traffic this will generate will compromise our current track.

I urge you to not proceed with this plan.

Sincerely,

Marie

FB/IG Marie Ben-Sabat Photography



From: [REDACTED]
To: [Tom Oliver](#)
Subject: PROPOSED 246 RESIDENTIAL UNIT PROJECT FOR 4665 LAMPSON AVENUE
Date: Wednesday, November 2, 2022 11:53:13 AM

 **IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender** [REDACTED]

Hello Tom,

I am a resident of College Park East in Seal Beach and I would like to write you to oppose the project for 4665 Lampson Avenue for the following reasons:

- The new project would increase traffic on Lampson to an unsafe level
- Overflow parking from the new residents would overflow into CPE, reducing available street parking to CPE residents.
- Arbor Park will not have enough parking spots for the hundreds of families who attend AYSO soccer at Arbor Park. AYSO region 159 is an amazing organization who has been in the community for decades and have used Arbor Park for decades as well. The reduction of parking caused by the proposed unit project would jeopardize the success of playing soccer at Arbor Park and will negatively affect the children and families of our community.

I am hoping you will take into account the concerns of CPE residents and the detrimental effect this project would have on AYSO region 159 and the children.

Thank you,

Derek Berger

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: 4665 Lampson Project - Concerns for Environmental Impact Report
Date: Wednesday, November 2, 2022 11:54:15 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Mr. Oliver -

Thank you for taking the time to sift through what I am assuming is a number of concerns that have been proposed in regards to this project. I'd like to make sure the environmental impact study does address a few points:

1) Arbor park has been the location for youth AYSO soccer for nearly 40 years. The new project would remove the use of the current parking lot for this park. My concern is that this will push all participants into the College Park East neighborhood to park and force them to cross Lampson with small children and wagons full of equipment. With nearly 1000 participants in the fall, having that many children crossing the street all day will create a safety concern as cars already speed down that street. A safety study must be done to make sure that these kids are safe crossing the street, especially since the light at Heather St comes just after a blind curve. In addition, parking must be fully addressed in this plan as it would be unfair for residents of this new project to use Arbor park's limited 100 spaces as their own.

2) I would also like to make sure that noise is addressed in the report, specifically relating to soccer on Saturdays and the use of the dog park on all mornings and evenings. Residents of these new units will need to deal with the noise of soccer games, cheering and whistles, starting at 8am on Saturdays. In addition, they would deal with the noise of dogs barking from the park whenever they may be present. Constant noise complaints from these residents may effect the publics ability to use the precious facilities.

On a continuing note, the loss of Arbor park as a facility for kids, including my own, to play in a community sport, would be a huge detriment. Remember all of these kids are residents of this community from Seal Beach/Rossmoor/Los Alamitos. I am currently a coach for a group of 8-9 year old boys and the comradery they get and the grow I've seen in them as they play together is tremendous. More so for the couple of kids on our team that have attention or social anxiety disorder diagnoses. Making Arbor park an obsolete green space by not having parking access would be tragic.

There are many more issues that I am sure will be included in the report: traffic flow on Lampson (or closures of the street due to an inevitable accident caused by increased activity and increased speeds), the increased use of College Park East's streets, parks and facilities by these new residents, noise/dust/pollutants from the construction, and the need for coordination between agencies and cities for Police and Fire services just to name a few.

The project as planned is not one that will work for the community. Adjustments must made once the environmental report is completed.

Thank you,

Ryan La Bounty

[REDACTED]
College Park East resident and AYSO soccer coach

From: [REDACTED]
To: [Tom Oliver](#)
Subject: 246 RESIDENTIAL UNIT PROJECT FOR 4665 LAMPSON AVENUE
Date: Wednesday, November 2, 2022 12:37:03 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi Tom,

Please do not let this development go forward. I will cause traffic issues and cut 100's of kids the opportunity to play soccer at arbor park.

Best, Dustin

From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov); [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: The Lampson Project
Date: Tuesday, November 1, 2022 9:35:49 AM

Hello Los Alamitos and Seal Beach Representatives,

I am aware of the project that is in the works for the WestEd building location at 4665 Lampson Avenue.

I am against the proposal for many safety reasons. Making a turn on Lampson is often dangerous with the speed of cars and this is how I enter my own neighborhood in CPE. Lampson has had many serious accidents and that turn at Heather and Candleberry have had some critical injuries just in the past couple of years as well as deaths in prior years.

The wording "high density" sets off all kinds of alarms in my head for this space. The project should be scaled down to have parks included and definitely address the safety issues. From what I have seen it will create parking issues in my own neighborhood. I cannot imagine the daily traffic that will be added onto what we already encounter just trying to get to work and school in the AM.

I will be at the meetings to hear all about what is happening across the street from my neighborhood.

Thank you for your time,
Barbara Boyer

From: [REDACTED]
To: [Tom Oliver](#); [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#)
Subject: 4665 Lampson Project - Environmental Concerns
Date: Wednesday, November 2, 2022 7:08:34 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To Whom It May Concern,

I am writing in regards to some concerns I have in regards to the proposed development at 4665 Lampson. I am a resident of West Garden Grove, in the Garden Park neighborhood, south of Lampson and west of Valley View. My specific concerns are listed below with some possible mitigations to be considered.

- Traffic on Lampson cutting through the existing residential neighborhoods to get to Valley View, the 405, and the 22 fwys rather than utilizing the main thoroughfare (Lampson). Many of the residents of Eastgate (WGG neighborhood) and College Park East (SB neighborhood) already utilize the streets of Blackmer, Cerulean, Tunstall, and Tiffany rather than Lampson in order to get to Valley View. The developer needs to work with the City of Garden Grove to make the residential cut-through route less desirable. Some proposals include installing speed bumps/humps on Blackmer, Tiffany, and Cerulean or blocking the ingress from Lampson onto Blackmer (leaving the egress open for emergency traffic).

- The number of units proposed is drastically different from the character of the existing surrounding neighborhoods. The proposed high-density housing is not appropriate for the location. Proposed solution is to massively scale down the number of units approved. Appropriate density could be modeled after the existing multi-family developments already present in College Park East (townhomes off Lampson between Basswood and Candleberry) or Garden Park (Valley View Park Townhomes located between Cerulean and Tiffany west of Valley View).

- The amount of parking proposed is not appropriate. It is massively lacking. There are only 98 spaces for the 77 multi-family apartment units (~1.3 per unit). This is not even remotely enough parking and there are no other options for parking anywhere nearby unless the parking bleeds across Lampson into CPE. A possible solution is to increase the number of parking spots while decreasing the number of units.

- I also would like to know the plans for the increase of police resources (City of Los Alamitos PD) and fire (OFCA) and what the sources of funding are and will be in the future.

- I am also curious about whether this property is subject to any of the conditions laid out by the California Surplus Land Act. Or does this not apply as the Federal Government was the previous owner not the state or a local governmental agency.

Thank you in advance for addressing these concerns.

-Tim Brady
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Friday, October 28, 2022 6:09:56 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

I am very concerned about the impact this planned community will have on our existing community, including Los Alamitos, Seal Beach, Rossmoor and West Garden Grove.

Traffic in the mornings is already tremendously busy on Lampson. Adding several hundred cars a day will only increase congestion, noise, pollution, and accidents.

There does not appear to be adequate parking within the proposed developments and I fear the excess parking will fill into Arbor Park and across the street into College Park East.

Additionally, there are over 1000 families that are involved in AYSO Region 159 soccer every year, the organization plays and practices at Arbor year round and they use the Existing parking lot to provide parking for games and practices at Arbor.

With the proposed development, AYSO will lose 350 parking spaces, meaning hundreds of cars will have to park across busy and dangerous Lampson into College Park East creating a parking nightmare and dangerous street crossing for parents and small children.

Additionally, there is no playground for all the new residents, meaning they will also be regularly crossing a busy Lampson road and inundating Heather park with families.

I strongly oppose this project.

Justin

From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov)
Cc: [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 2:20:52 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good morning,

I am writing to you as a resident of the City of Seal Beach, who is concerned about the proposed project at 4665 Lampson Ave. My name is Daniel Brandt and I have lived at [REDACTED] for the past 6 years. Our neighborhood in the Seal Beach subdivision is referred to as College Park East (CPE). This neighborhood is a quiet suburb of single family residences. My wife and I moved to CPE from Long Beach to get away from the busy city life and enjoy a neighborhood which is safe for my children to grow up. We feel safe allowing our young children to ride their bikes in the street and play in our small, but quaint parks. I heard about the project when I saw a post on Nextdoor less than 2 weeks ago. I was shocked that the commenting period for the draft EIR was coming up on November 2nd. It appeared that there was no public outreach other than the mandated 500 feet notifications from the project site.

I attended the project scoping meeting, which was held at the Los Alamitos City Council Chambers on October 20th. Since the meeting, I have thoroughly reviewed the project proposal, met with the developer (George Voit), and met with the owner of C&C development (affordable apartment's developer). The glaring fact was that there was not enough parking for the density of the project. I was also concerned that with the increased number of vehicles that will be on Lampson, and no additional traffic control devices added to Lampson Ave. Lampson Ave. has been a dangerous street and has been the scene of many serious/deadly traffic collisions.

During my meeting with the owner of C&C development, he went over the scope of the development and provided me with information on their other prior affordable housing developments. I subsequently looked up the C&C development website and did a deep dive into their other affordable housing projects. What I concluded was that none of their prior projects were similar to the proposed Lampson Ave. project. Their other projects were located in true commercial areas, with plentiful street parking, away from residential neighborhoods. Other projects had much more parking and some even had underground parking structures and many of the projects were located near mass transit stations. A lot of the projects were affordable housing for seniors, which does not require as many parking spots. My

conclusion was that this high-density affordable housing build would be a first of a kind for this developer. The impacts of this development that they would be unable to quantify based on the unique location of the proposed development.

I understand that Lampson Ave. is technically considered a "commercial corridor," but the reality is that this area is a residential area, surrounded by two golf courses. First, there is no street parking on Lampson Ave. Second, Lampson Ave. is a two-lane highway, with many curves and only one sidewalk. Lastly, the area of the proposal is not walkable or safe for bicyclists (little to non-existent bike lanes). Furthermore, Lampson Ave. is already overused and underdeveloped to handle additional vehicles.

After my meetings with the developers and reviewing the proposed plans, I have identified many potential negative impacts on the communities surrounding the proposed development at 4665 Lampson Ave. I will address those potential negative environmental impacts and require and answer to each of the following concerns:

Traffic

I believe there will be approximately 500 plus vehicles that will be utilized by residents of the project, based on the potential occupancy levels, which I will describe later in this email. I will specifically address the potential impacts the additional vehicles will have on Lampson Ave.

- 1) Lampson Ave. is a two-lane east/west asphalt street with a posted speed limit of 45 MPH. Between Seal Beach Blvd. and Valley View Ave. on Lampson Ave. there are six curves, which decreases visibility and braking reaction times for drivers approaching intersections on Lampson Ave. In the past, there have been many traffic collisions on Lampson Ave. between Seal Beach Blvd. and Valley View St. Many of these collisions have occurred at intersections with drivers making U-turns from westbound Lampson Ave. to eastbound Lampson Ave. In addition to the curves in the roadway, there are raised center medians with large trees and boulders, which also decreases visibility of drivers. Due to these trees and boulders, vehicles traveling eastbound Lampson Ave. approaching Candleberry Ave. and Heather Dr. have reduced visibility of vehicles traveling westbound on Lampson Ave. Based on the fact that vehicles exiting the project must make right turns out of the project, vehicles will be forced to make U-turns at either Basswood St., Candleberry Ave., and Heather Dr. if the drivers wants to travel to Valley View St. They will likely make U-turns at the three aforementioned intersections to drive towards Valley View St. Based on the speed limit of 45

MPH on Lampson Ave., the curves on the roadway, the reduced visibility from the boulders and trees in the center medians, I believe the added vehicles will be a safety hazard and will result in additional traffic collisions. I am requesting technical studies on the braking reaction times for vehicles traveling eastbound Lampson Ave. at the intersections of Basswood St., Candleberry Ave. and Heather Dr. I would like the study to address any additional traffic control signals devices or modifications needed to the existing devices.

2) During the morning hours, traffic becomes heavily congested for vehicles traveling westbound Lampson Ave. at the intersection of Seal Beach Blvd. In this area, there are two dedicated left turn lanes and one dedicated right turn lane for vehicular traffic intending to turn northbound or southbound Seal Beach Blvd. Just south of Lampson Ave. at Seal Beach Blvd. is the 405 Freeway. With the additional traffic intending on traveling to the 405 freeway, I am concerned about the two-left turn lanes on Lampson Ave. at Seal Beach Blvd. will not have the capacity to handle the additional vehicles. There will be additional congestion in the two dedicated left turn lanes for vehicles traveling to the 405 Freeway.

Also, many of the residents of the development will have young kids, who will attend schools in the Los Alamitos Unified School District. The schools are located in the cities of either Rossmoor, Los Alamitos, or Seal Beach. In order to transport their children, they will need to travel westbound on Lampson Ave. towards Seal Beach Blvd. The new residents will increase the traffic congestion during the morning hours. Based on the fact that only one elementary school is located south of Lampson Ave. and the fact that the other five elementary schools, two middle schools, and one high school are located north of Lampson Ave., drivers will most likely travel northbound on Seal Beach Blvd. from Lampson Ave. The already congested one dedicated right turn lane westbound Lampson Ave. at Seal Beach Blvd. will become increasingly congested. I believe a second dedicated right turn lane should be added to handle the addition vehicles making right turns onto northbound Seal Beach Blvd. I am requesting a technical study on the phasing of the traffic control devices at Lampson Ave. and Seal Beach Blvd. and whether a right turn lane should be added.

Lastly, the vehicles stopped in the westbound lanes of Lampson Ave. in the right turn lane at Seal Beach Blvd. frequently back up to the intersection Lampson Ave. and Old Ranch Plaza. This additional traffic would impact the intersection of Lampson Ave. and Old Ranch Plaza. I am requesting a technical traffic times study of the traffic control devices at the intersection of Old Ranch Plaza and Lampson Ave. and would like to know what changes or modifications to these traffic control devices would be.

3) In the morning and afternoon hours, traffic from southbound Seal Beach Blvd. to eastbound Lampson Ave. is often congested. There are two dedicated left turn lanes at this location. I am concerned that traffic will be backed up to St. Cloud Dr. and cause a safety issue for those at the intersection of Seal Beach Blvd. and St. Cloud Dr. I do not believe the two dedicated left turn lanes are sufficient for the influx of vehicles wanting to make a left turn onto eastbound Lampson Ave. in the mornings and afternoons. I am requesting a study of the traffic control devices at southbound Seal Beach Blvd. at Lampson Ave. and additional lanes or modifications to the traffic control devices. I believe the two-way left turn lanes need to be lengthened to handle the additional vehicles making left turns.

4) Lampson Ave. is a two-lane highway in each direction between Seal Beach Blvd. and Valley View Dr. The marked bicycle lanes have a width of a few feet to non-existent in some locations. I am concerned that the additional traffic from the development will be a safety hazard for bicycles traveling on Lampson Ave. in the bicycle lane. I do not believe that the bicycle lanes are safe to use and should not be considered as a transportation source for new residents at the proposed development.

5) Lampson Ave. only has a narrow sidewalk on the south side of the street on Lampson Ave. between Seal Beach Blvd. and Tulip Dr., with the exception of a sidewalk on the north side in front of the proposed development. I am concerned about pedestrians crossing Lampson Ave. to walk to Heather Park in Seal Beach. The development does not have a planned park and Arbor Park does not have any play structures. It is likely that residents will use Heather Park as their primary recreational activity location. In addition, California's "jaywalking" law will change in January of 2023 and allow for people to cross any street, as long as they safely cross, without impeding vehicular traffic. I believe this will lead pedestrians crossing from the development to cross Lampson Ave. outside of the crosswalk. I am concerned that with the decreased visibility of drivers traveling eastbound Lampson Ave. due to the curves in the roadway, as well as the boulders and trees in the center medians, there will be an increase in pedestrian injuries /fatalities. I am requesting a study on the impact of foot traffic on Lampson Ave. due to the development. I also would like a sidewalk added to the north side of Lampson Ave. between Seal Beach Blvd. and Tulip Dr.

6) Valley View St. is a major arterial highway, which intersects with Lampson Ave. and this intersection is located east of the development. The eastbound Lanes of Lampson Ave. already become congested at the intersection. Eastbound Lampson Ave. at Valley View St. consist of two dedicated straight

lanes for eastbound traffic and one dedicated left turn lane for vehicles traveling northbound Valley View St. Based on the additional added vehicles of the development, I am requesting a technical study on the traffic signal time and where additional traffic signal devices need to be added or modified. Also, based on the additional traffic will add congestion to the number two lane of eastbound Lampson Ave. at Valley View St. Vehicle intending on traveling southbound Valley View St. in order to drive to the 405 Freeway / 22 Freeway will be slowed. I am requesting a dedicated right turn lane be added in this area for vehicles making a right turn from Lampson Ave. to southbound Valley View Dr.

7) Vehicles leaving the project intending to travel to Valley View St. will take the quickest route possible. Many vehicles traveling eastbound Lampson Ave. towards Valley View St. currently make a right turn onto Blackmer St. and to cut through the residential neighborhood to reach Valley View St. The vehicles will exit on Cerulean Ave. or Tiffany Ave. (Garden Grove) to Valley View Dr. in order to bypass traffic congestion on eastbound Lampson Ave. at Valley View Dr. I believe the additional vehicles from the development will impact the safety of the following street in Garden Grove: Blackmer St., Trinette Ave., Cerulean Ave. Tunstall St., St. Mark St., and Tiffany Ave. Based on the additional vehicle cut through traffic, I am requesting a technical traffic study on the aforementioned streets in Garden Grove.

Parking

In addition to traffic issues, below I have broken down the potential occupancy of the apartment development, as well as the cluster/townhomes development.

Apartment Occupancy

	Quantity	Occupancy	Minimum	Maximum
77 total units				
(1) bedrooms 36	36 108		1-3 people	
(2) bedrooms 40	20 100		2-5people	
(3) bedrooms 147	21		3-7people	63
Total:	77			139
	355			

Possible registered occupants range is 139-355 residents in only 77 apartment

units.

Lack of parking:

- 98 parking spots for between 139-355 residents.
- 30 assigned garages and 68 open parking spaces (first come, first serve)

Conclusion: The lack of parking will lead to residents and guests parking in CPE and surrounding communities. There is no parking on Lampson Ave.

Cluster and Town Homes Occupancy

Cluster Homes

55 total units/ 220 total bedrooms

Townhomes

114 units / 321 bedrooms

Lack of parking:

- 54 driveways
- 90 open parking spaces
- 338 garage spaces

Conclusion: There is no street parking in the proposed neighborhood and garages many times are not used for parking. Enforcement of using garages would have to be carried out by the planned HOA for the cluster and townhouse communities. HOA's are ineffective in enforcing people to keep their garages open for parking. Many of the vehicles will be parking in CPE and surrounding communities. The lack of parking will not impact the City of Los Alamitos, but will impact residents of Seal Beach (CPE).

I believe that based on the number of occupants in these developments and the limited amount of planned parking, there will be approximately 250 plus vehicles parked on CPE streets on a daily/nightly basis. This lack of parking will increase vehicular traffic on the streets of CPE. I would like a comprehensive study on the potential occupancy of both developments and how many vehicles would be associated with the residents. The additional vehicles parking in the streets nightly will have an impact on roadways in CPE. I would like a technical study of how the extra vehicular traffic from the development will have cause wear and tear of the streets within CPE and Lampson Ave.

Parks

The proposed development only has a 14,000 open area for recreational activities. There are no play structures proposed except for a "tot lot" in the apartment building Arbor Park has open fields and a dog park, but no play equipment. Without a park

being built in the community, Heather Park across the street from the development will be heavily impacted. Heather Park is the most used park in CPE. The additional residents in the proposed development will primarily utilize Heather Park, making an aging and overused park more crowded. Due to the lack of parking in the development, many of those vehicles will take up the street parking surrounding Heather Park, restricting access to Heather Park by CPE residents.

Parking spaces at Arbor Park will also be used by residents and guests of the development rather than visitors of Arbor Park and the dog park.

I am requesting a technical study on the impact of parking at Arbor Park, which will be impacted by the development and restrict park use.

Public Service

The development is located in the City of Los Alamitos, which is located far away from the Los Alamitos Police Department. The distance from the Los Alamitos Police Department will decrease response time for the residents in the proposed development. In addition, the Los Alamitos Police Department (LAPD) and the Seal Beach Police Department (SBPD) utilize the same radio frequency and respond to each other's calls for service. I believe that the Seal Beach Police Department will be utilized to respond to priority calls to the development in Los Alamitos and decrease the service level to Seal Beach residents. I am requesting a technical study of the impact the development will have on the SBPD services being deployed to the development to assist LAPD.

Residents of the development will be parking on CPE streets in the daytime and overnight hours due to the lack of parking in the development. SBPD will have increased calls for service from residents regarding illegally parked vehicles. These increased service call volumes will decrease the capacity of SBPD to respond to priority calls in the City of Seal Beach. I would like a technical study on whether additional police officers will need to be hired by the Seal Beach Police Department.

The Orange County Fire Department (OCFA) services many cities in Orange County, including Los Alamitos, Rossmoor and Seal Beach. The closest OCFA station is at Seal Beach Blvd. and Beverly Manor (Station 48). This station primarily services Leisure World, which is a large senior community, which places a high demand on this fire station. With the addition of approximately 800 residents in the development, the services from OCFA will be strained and residents of CPE and the surrounding communities will be impacted. Additional response time to Leisure World and their elderly population will be decreased because of the reallocation of service calls to the development. The next closest OCFA fire station is in Los Alamitos, which primarily services Los Alamitos and Rossmoor. I am requesting a technical study on the impact of the additional residents and the response times of the OCFA to the proposed development residents and residents of CPE and Leisure World.

Road impacts from heavy equipment

The City of Seal Beach prohibits trucks with a gross vehicle weight over 6,000 pounds from traveling on Lampson Ave., with limited exceptions. This prohibition is due to the damage heavy vehicles can do to the roadway. I would like this weight limit to be enforced during the demolition and construction of the proposed development. I would like a comprehensive study of how the developer would manage the demolition, removal of debris, and transportation of construction equipment and materials. This study should include the impact of the heavy equipment and loads will have to the integrity of Lampson Ave.

Construction Noise and road closure

The backyards of the homes on Ironwood Ave. directly across from the development will be severely impacted by construction noise and excess debris (dirt). The cinder block walls along the Lampson Ave between the sidewalk and their residents are short and need to be reconstructed to decrease the impact of construction noise. The residents between 4509 Ironwood Ave. and 4701 Ironwood Ave. will be impacted and need to have their cinder block walls rebuild higher. I am also requesting a technical study on the construction decibel noise levels and the impact on the Ironwood Ave. resident's health. What will be in place to monitor the decibel levels during construction?

Due to the road closures during the construction there will be an increase in cut through traffic in the CPE neighborhood. Lampson is only a two lane highway situated between two major arterial highways (Valley View St. and Seal Beach Blvd.). If there is construction and lane closures on Lampson Ave. vehicles cut through CPE and Garden Grove to reach Valley View St. or Seal Beach Blvd. This cut through traffic will decrease the safety of CPE and Garden Grove residents. I would like a study on cut through traffic in CPE and Garden Grove from construction on Lampson Ave.

Aesthetics

The front of the development directly off of Lampson Ave. will be two-stories high. Then all of the other residences will be three stories high. The affordable apartment building will be 3 stories high facing Lampson Ave. Based on the height of the construction and the low cinderblock walls of residents on Ironwood Ave. there will be several impacts to their environment.

One impact will be on the glare from the sun, which is overhead to the south in the afternoon. This will cause a bright glare from the reflection off the windows of the two and three story building of the development into the residents located between 4509 Ironwood Ave. and 4701 Ironwood Ave. I am requesting a technical study of

the impact of the angle of the sun and the potential glare from the developments residents and the Ironwood Ave. residents.

Secondly, the height of the two and three-story construction of the development and the short cinder block walls will lead to a lack of privacy for the Ironwood Ave. residents. I am requesting a visual simulation from the residents between 4509 Ironwood Ave. and 4701 Ironwood Ave.

Rodents

During large construction projects rodents are dispersed into nearby residential neighborhoods. What are the plans to control and abate the influx of rodents in the Los Alamitos (Parkewood), CPE, and Garden Grove neighborhoods? Rodent displacement occurs during the excavation portion of the development, construction phase, and at the completion of the construction. I am requesting a comprehensive study on the rodent population in the development and the impacts to the surrounding communities.

Wildlife

The Joint Forces Training Base (JFTB) is home to a large coyote and rabbit population. I am concerned about the developments impact on their eco-system and I am requesting a technical study on the construction of the development and the impacts to the coyote and rabbit population on JFTB, which is located adjacent to the development.

Lighting

There is limited lighting on Lampson Ave. between Valley View St. and Seal Beach Blvd., with limited public transportation in the area of the development. There is a sidewalk in front of the development on the north side of Lampson Ave., but not east and west of the development. The sidewalk on the south side of Lampson is small, with limited lighting. Based on the need for residents of the new development to walk across Lampson or ride their bicycle in limited bicycle lanes, I am requesting a technical study on the street lighting in the area.

Thank you for listening to my concerns regarding this development and I look forward to answers to my issues and concerns, including the studies to lessen the impacts of this development.

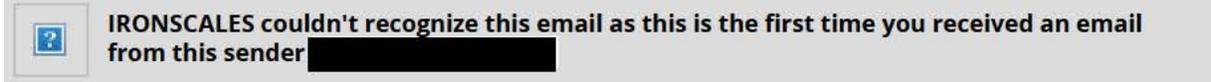
Please feel to contact me with any questions:

Daniel Brandt



From: Mica Brandt [REDACTED]
Sent: Wednesday, October 26, 2022 1:28 PM
To: Tom Oliver Toliver@cityoflosalamitos.org>

Cc: Shelley Hasselbrink <SHasselbrink@cityoflosalamitos.org>; Tanya Doby <TDoby@cityoflosalamitos.org>; Mark Chirco <MChirco@cityoflosalamitos.org>; Jordan Nefulda <JNefulda@cityoflosalamitos.org>; jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments



Hello City of Los Alamitos and Seal Beach-
I have been a resident of CPE for the past 6 and a half years with 2 elementary school kids who attend Lee. The proposed Lampon project is going to cause havoc in our amazing neighborhood and our Community.

The added traffic to the already busy Lampson Ave will make dropping the kids off at school and commuting to work even more difficult than it already is (only one turn lane to get from Lampson to Seal Beach Blvd!) Not to mention the speed that the cars already drive, adding more cars without widening the sidewalks or the already insanely dangerous bike lane.

There are nowhere close to enough parking spaces for the residents of this community and therefore will drive those cars into our neighborhood - and when they do, they will take up our parking spaces. We already have issues with people coming and parking and leaving their cars in the neighborhood for several days since it is safe, so now we will have to be utilizing police services more to have those cars cited or towed - is Los Alamitos PD going to cover these calls, no probably not, Seal Beach PD will have to incur these extra calls.

On Weekdays and Weekends AYSO utilizes Arbor park for soccer practice - where will these families park when the Arbor Park Parking is being utilized by the residents or their guests? More traffic crossing Lampson with young kids. Additionally, Arbor Park Dog park will have even more restricted parking - and it is the best dog park around - I have utilized it for 15 years!

The Right Turn only option for residents coming out of the complex will create congestion and dangerous situations at the corner of Heather and Lampson - Also the corner of where Heather Park is - the most heavily trafficked park in CPE. There will be u turns and running of the red lights more than there already are. This is the intersection where the major school bus pick up is every morning and afternoon - we need to keep our kids safe from this added traffic!

The Lampson Project only includes 14,000 square feet of open space, but that space does not include a playground for kids, therefore those families are going to be utilizing our CPE parks - is Los Alamitos going to help upkeep and repair our current parks? An added 246 units will overcrowd our already heavily utilized parks, not to mention will add more noise for the neighboring homes.

I am concerned for the safety and well being of my children and the neighborhood - we chose CPE over other neighborhoods for specific reasons and this project will bring down the quality of life in CPE!

Thank you for reading and taking these items into consideration!

Mica Brandt



From: [REDACTED]
To: [Tom Oliver](#)
Subject: Concerns about proposed 246 Residential Unit Project for 4665 Lampson Ave
Date: Wednesday, November 2, 2022 9:43:33 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good morning Mr. Oliver,

This letter is in regards to the proposed 246 Residential Unit Project for 4665 Lampson Ave.

First: I am a resident of College Park East in Seal Beach and live on the closest street to the proposed project location (Ironwood Ave). I understand that sufficient parking will not be added to accommodate the 246 new structures that are proposed to be built, which will result in overflow parking be required in College Park East, particularly on my street, Ironwood Ave. Parking on Ironwood is already rather sparse. Not only will this result in decreased parking for College Park East residents, but this will have other negative impacts such as increased foot traffic around the clock, increased unsafe street crossings, which will likely increase crime and unsafe activities, not to mention further impact the already dangerous Lampson Ave. This is not the type of area I would desire to optimally raise my small children in.

Second: I understand that there is an open grass area in the proposed development, but not a park. College Park East parks, especially Heather Park, is already very busy most times of the day. It is certainly highly predictable that College Park East parks will be bogged down with regular visitors from this new development. College Park East parks are already smaller on average than other neighborhood parks, so there is severe concern that they will be too small to handle such overflow (let alone be able to absorb any recreational activities that Arbor Park will not be able to handle, should the proposed development move forward).

Third: Arbor Park is utilized by our entire community as a place for sports and other recreation (my family included). AYSO for example, will seemingly be forced to move as the area that is currently used for parking during the practices and games will now be consumed by the new development. As mentioned above, College Park East parks are not sufficiently sized, and therefore not capable of handling events that currently take place at Arbor Park. This certainly can't be viewed as positive for the community as a whole.

Overall, this whole proposed development seems as though it was hastily thought through without considering all of the environmental and social impacts. I know I speak for my family and most likely most of College Park East when I say that I respectfully, entirely disagree with the new development as proposed. Overall, this will not be positive for our community as a whole. Please reconsider moving forward with this proposed development.

If further information is required please feel free to contact me.

Sincerely,

Jeff Branson

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); ssustarsic@sealbeachca.gov
Subject: Disapproval of proposed 246 Residential Unit Project for 4665 Lampson Ave
Date: Wednesday, November 2, 2022 12:25:16 PM

 **IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender** [REDACTED]

Hello Mr. Oliver,

I'm writing to express my disapproval for the proposed 246 Residential Unit Project for 4665 Lampson Ave.

I am a resident of College Park East in Seal Beach and live on the closest street to the proposed project location (Ironwood Ave), so this greatly impacts my family and I. Safety concerns due to increased traffic, expected unsafe driving (u-turns at Heather, etc), and greater foot traffic on Lampson and throughout CPE are my greatest concerns. But also, insufficient parking provided for the new residents, lack of community space (parks), the view/noise from our yard, and the impact this will have on current recreational activities are also something that need to be addressed.

As aforementioned, safety for my family and others in the community is my number one concern. Inevitably, there will be a significant increase in traffic down Lampson, Seal Beach Blvd, and Valley View which are already congested especially during school drop off and pickup times. It's my understanding that there will be no added walking paths or any additional roads being built to access the shopping centers nearby, which means our already busy streets will be busier. Additionally, Lampson is already a dangerously fast street; adding an additional 246 homes (500+ more cars) will surely add to the already notoriously accident-prone street.

I understand that sufficient parking will not be added to accommodate the 246 new structures that are proposed to be built, which will result in overflow parking be required in College Park East, particularly on my street, Ironwood Ave. Parking on Ironwood is already rather sparse. Not only will this result in decreased parking for College Park East residents, but this will have other negative impacts such as increased foot traffic around the clock, increased unsafe street crossings, which will likely increase crime and unsafe activities. This is not the type of area I would desire to optimally raise my small children in.

I understand that there is an open grass area in the proposed development, but not a park. College Park East parks, especially Heather Park, are already very busy most times of the day. It is certainly highly predictable that College Park East parks will be bogged down with regular visitors from this new development. College Park East parks are already smaller on average than other neighborhood parks, so there is severe concern that they will be too small to handle such overflow (let alone be able to absorb any recreational activities that Arbor Park will not be able to handle, should the proposed development move forward). Given the above concerns, it doesn't seem

right that Seal Beach residents who pay for these (already small) parks will have to share our community space with Los Alamitos residents on a regular basis because the proposed community is not being planned appropriately. If this project does go through, a park should be added to accommodate its own residents.

Given that we live so close to the proposed development, the noise from construction and view from our yard will be greatly impacted by a multi level building. If the project is approved, we would request that a taller sound and privacy wall be built down Lampson to ensure our current privacy and living situation is not impacted.

Arbor Park is utilized by our entire community as a place for sports and other recreation (my family included). AYSO for example, will seemingly be forced to move as the area that is currently used for parking during the practices and games will now be consumed by the new development. As mentioned above, College Park East parks are not sufficiently sized, and therefore not capable of handling events that currently take place at Arbor Park. This certainly can't be viewed as positive for the community as a whole.

Overall, this whole proposed development seems as though it was hastily thought through without considering all of the environmental and social impacts. I know I speak for my family and most likely most of College Park East when I say that I respectfully, entirely disagree with the new development as proposed. Overall, this will not be positive for our community as a whole. Please reconsider moving forward with this proposed development.

Please let me know if you need any further information. I appreciate your time.

Thank you,

Rebecca Branson



From: [REDACTED]
To: [Shelley Hasselbrink](#); [Tanya Doby](#); [Trisha Murphy](#); [Mark Chirco](#); [Jordan Nefulda](#); [Tom Oliver](#)
Subject: ENVIRONMENTAL IMPACT for 4665 Lampson
Date: Wednesday, November 2, 2022 12:05:05 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

My environmental impact concerns for the proposed build at 4665 Lampson involve more than just the immediate area of area of Arbor Park. A proposed build, such as the one at 4665 Lampson, in such a small community as Los Alamitos, has an environmental impact that far exceeds the immediate area of the build site.

I am worried we do not have enough room in our elementary schools, middle schools, and high school for the influx of students. With the City allowing many - many more additional outer district transfers, than in the past, our class sizes are max'd out as-is. And play area at our schools, are already extremely limited. We are one of the last remaining school districts with "Blue Ribbon" accolades and I would hate for our current students to suffer due to the influx of students due to this build. I would like to see the environmental impact the proposed build would have on our local schools.

I am also concerned about our police and fire response. Last year, we voters, approved Measure Y, which increased sales tax to make up for the crippling costs of police and fire in Los Alamitos. I need to see the environmental impact the proposed build would have on our police and fire response by adding hundreds of housing units.

I am also concerned we do not have enough parks and play areas in Los Alamitos to support the current residents, let-alone the influx of residents in the proposed build. Little cottonwood Park is already packed during weekends and most summer weekdays. We have no room to accommodate several hundred or a thousand extra residents. I would like to see the environmental impact study that will address the need for more parks and play area space for our children.

In Los Alamitos, we also [only] have one hospital. The few times I have needed services from Los Alamitos hospital, it was clear to me, the hospital was under staffed and too small to service the current residents. I would like to see the environmental impact the proposed build would have on our only hospital by adding several hundred housing units and several hundred new residents.

Lastly, I am concerned we do not have enough youth camps, summer camps, and summer school activities to support the current residents, let-alone the influx of residents in the proposed build. The city needs to provide adequate camps during school breaks, such as summer and winter. The current camps are regularly sold out and extremely hard to get a child registered into. I would like to see the environmental impact on how the proposed build would effect the city's already strained youth camps.

Traditionally, when a new neighborhood begins a new build, like we recently saw in the unincorporated area of Irvine, the builders and home owners, need to submit and contribute to additional taxes, such as mello-roos, to pay for the increase in city services. As current

residents, we are already max'd out with taxes and WILL NOT agree to any additional taxes and WILL NOT tolerate any loss of current services or reduction in "quality of life." Unless the proposed build at 4665 Lampson would adequately improve the lives of current residents and will provide the same "quality of life" and services, I do not think the proposed build should be approved. Also, an "overnight" build of several hundred housing units will undoubtedly put additional strain on services. Current residents should not have to bare the additional costs, or loss of services, or loss of "quality of life" because another buider wants to make another \$100million.

I grew up in the Cities of Long Beach and Lakewood. I saw, first hand, the schools degrade, policing and fire response degrade and quality of life degrade when adding hundreds and thousands of housing units without increasing city services. Now, Long Beach has the highest taxation in the nation, their property tax is well over 1%, their crime rate has risen drastically over recent years, and their schools have all lost their "Blue Ribbon" status as well as class sizes approaching 30 kids per class. Please do not turn us into the City of Long Beach, Lakewood, or Hawaiian Gardens, or Stanton.

Sincerely,
Rich Brown



From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov); [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Cc: stoplampsonproject@gmail.com
Subject: Los Alamitos (High Density) Housing Project on Lampson Ave
Date: Monday, October 31, 2022 6:49:22 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi City of Los Alamitos,

My family lives in College Park East, Seal Beach on Hazelnut. I would very much like to know what effect/impact this project will have on my neighborhood. Specifically:

1. Traffic and safety on Lampson Ave, at and between intersections of Heather and Rose. Is Lampson Ave set up for that much new traffic? Will hundreds of tenants be making u-turns at Heather Ave and Rose St.
2. Will there be enough parking for that many new tenants? If not will the new tenants need to use additional parking around Heather Park and on Ironwood Ave? Or possibly be allowed to park along North Lampson Ave (very dangerous)? From the housing project map it does not seem to me there could possibly be enough parking for that many new tenants. Most working people need to drive a vehicle.
3. Is Heather Park the only park (close by) now available for the hundreds of new families. I did not see any Parks in the new project.
4. Why does it have to be 240 residents? Why can't it be a respectable 120 residential homes of which 40 are affordable housing.

Please provide the studies that were undertaken to even consider allowing approval of this project. Is the City of Seal Beach aware and allowing this project to occur within the City of Los Alamitos that will only directly impact my neighborhood (Seal Beach, Collage Park East). I do not think any Los Alamitos residents will be impacted at all. (Other than the new tenants). Please respond to this email.

Thank You,
Edward

Project Planner in Los Alamitos,

I am writing to you today regarding the proposed housing and low income apartment project at the old West Ed site on Lampson between Rose and Heather.

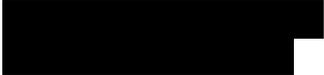
Many days I wait in the long line of cars trying to make a right onto Seal Beach Blvd from Lampson. The additional traffic coming in and out of this development on Seal Beach Blvd will be horrendous. People will start cutting through College Park East especially on Heather, Elder, Ironwood, Candleberry to Lampson. These intersections are already dangerous with speed and rolling stops. Where is the impact study for this project?

Also, what will happen to all the children that use the park behind West Ed for soccer, I believe there are hundreds of kids that use the park.

Aren't our schools already at capacity? Are we going to start using bungalows for our children?

This project just means more congestion, not quality for our community.

From a concerned resident in College Park East
Cheryl Campbell


October 29, 2022

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

Ref: NOP for 4556 Lampson Avenue

Dear Mr. Oliver:

Thank you for the opportunity to respond to the impacts of this project. As someone whose home is backed up to Lampson Avenue and who lives approximately 200 feet from Heather Street, I am obviously very concerned about some of the impacts, specifically, traffic, noise and parking.

Traffic and Noise

The traffic on Lampson Avenue has become very heavy due to some factors out of our control: the construction of the Valley View Street bridge unfortunately forced many 405 drivers to find an alternate route, and Lampson Avenue was it, as it is the only east/west corridor available to avoid the 405 from the 22 to the 605. There are no other east/west streets. Even though the bridge has been completed, many drivers continue to use Lampson as a bi-pass for the freeway. Traffic at peak travel times has increased enormously and with it, an increase in the noise.

When you do your traffic and noise studies, I ask that you also consider the impacts from the proposed development of Old Ranch Golf Course, namely the 150 room hotel which will be off Basswood Avenue at Lampson, and the two housing developments, both of which will use Lampson as their ingress and egress.

ALL school children in Seal Beach, with the exception of those children attending McGaugh Elementary from Old Town and the Hill, go through the intersection of Lampson and Seal Beach Blvd. Many years ago I used to drive my now grown children to St. Hedwig School; now I occasionally drive my grandchildren there and I can tell you that over the years, the traffic has increased to the point where I have to allow twice the time to get there. And with the increase in traffic comes the corresponding increase in noise and traffic accidents. For our residents here in College Park East, traffic, noise and safety are very big issues.

There will be two entrances/exits for this proposed project: one for the apartments and one for the housing, neither of which will have a traffic light, as these will be too close to the existing lights at Heather and Rose Streets. Traffic from this development that wishes to go east, will have to drive west to Heather Street and make a U-turn. We already deal with many people from Arbor Dog Park who make U-turns at Heather. There have been many accidents from these people making U-turns into folks just trying to make a right turn exiting at Heather. When I am at Heather trying to exit the tract to go east, if there is a car there that looks like it will turn into the tract, *but has a dog in it*, it's a safe bet they are coming from the dog park and will make a U-turn right in front of me, so I have to watch carefully to see what they will do.

Parking

There are several issues with parking in this project that concern me very much. The cluster homes will have two-car garages and driveways. The townhomes will have only garages. I understand that an effort will be made to ensure that the residents of the townhomes use their garages for parking and not storage purposes as that will increase the need for more parking spaces. *How do you police that? Those people will be in competition with the apartment residents for parking.* If those residents want to use their garages for storage, they will.

There will be 3 apartment buildings built up against the driveway to Arbor Park. They will have 77 units, with 98 spaces for parking. *That is very inadequate.* The State requires only one space per unit, but the State is only looking at density and could care less about parking. You have only to look at the condos over on Montecito Road behind the Shops at Rossmoor, to see what inadequate parking has done to the Rossmoor residents who live near those condos. Those condos were built in 1970 as senior apartments with one parking space per unit, and later converted to condos with families who now have more than one car. Many residents use the shopping center parking lot behind the condos, but when LA Fitness was being considered to be built in that parking lot behind Sprouts, the shopping center management told the condo residents that they could no longer park there. The result was that their only parking options were on Montecito (already in use) or in the Rossmoor neighborhood. The Rossmoor residents who lived across the street from the condos had to contend daily with people partially blocking their driveways, making it either difficult or impossible to get out.

One parking space per unit is not enough. With 77 units, there should be 154 spaces versus the 98 spaces this project is planning for -- a deficiency of 56 parking spaces. And where will the additional vehicles go? They will try to find parking within the development, and when they can't, they will try to find parking in College Park East, as *they cannot park on Lampson Avenue*. Every Fourth of July, many people come to Arbor Park to watch the fireworks, and every year people park in front of my house, partially blocking both sides of my driveway. I let it go as I know it is only that one night and only for a couple of hours. However, I can assure you that if people start to block my driveway or hem me in so that I

cannot get out, I will not let that go and will be contacting the PD as that they have already told me that blocking a driveway so that people cannot get out, is not allowed.

The parking deficiency of 56 spaces needs to be corrected. Nothing makes for unhappy neighbors more than insufficient parking. Arbor Park is closed daily from sunset to sunrise, so it is not available for excess parking. In addition, on Saturdays Arbor Park is used by AYSO for soccer games, and the parking demand there is approximately 275-300 cars. The AYSO people have used the parking lot at West Ed – where will they park now? Also, Heather Park is a bus stop for McGaugh School, McAuliffe Middle School and the Los Al High School and anytime there is a vehicle(s) parked along there, it makes it difficult for the kids to get on the buses. To say that parking is already tight is an understatement.

Those are my concerns with this proposed development, and I hope they will be addressed in the EIR. And hopefully these issues can be ameliorated. Thank you for your consideration.

Sincerely,

Patricia E. Campbell
52 year CPE Resident

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Reply to the NOP for 4665 Lampson Avenue
Date: Tuesday, November 1, 2022 1:47:30 PM
Attachments: [letter re NOP 10-29-22.docx](#)



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender campbellpe@aol.com

Dear Mr. Oliver --

This morning I dropped of a hard copy of my letter regarding the NOP. Now I am sending you an email with it attached. Just covering my bases. My residence address is on the letter, but the rest of my contact information is below. Thank you for the presentation the other night. The numbers I list in my letter were taken from the rendering of the project. We look forward to the next meeting on November 16 at the Ayers Hotel.

Patty Campbell
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Housing Project - comment
Date: Tuesday, November 1, 2022 8:10:33 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear City Leaders

I am very concerned about the negative impact that the proposed housing development on Lampson Avenue will have on our community. Specifically, I am concerned about the predictable delays caused by increased traffic on Lampson Avenue, Seal Beach Blvd., and Valley View Blvd., the severe lack of adequate parking for the new residents, and the dangers associated with unprotected left turns and no new stop lights on Lampson.

Our community cannot handle such a large increase in population. Lampson already backs up every morning and afternoon. More residents will mean more cars, and longer back ups. It's also not safe to have so many people dependent on one thoroughfare. There are no alternate routes from CPE.

Additionally, there are not nearly enough parking spaces in the proposed design. That will cause residents of the new development to look for parking in College Park East, taking away spots from current residents. It will also increase pedestrian crossings on Lampson Blvd which will be dangerous.

Finally, there are several serious accidents on Lampson Ave every year. An increase in traffic will no doubt lead to an increase in car accidents. It's simply not safe to build that many new housing units in the area.

Please reject the current housing proposal. The number of units need to be significantly reduced, and parking spots need to be doubled at a minimum.

Thank you,

Brian and Mimi Cannizzaro
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Project at 4665 Lampson
Date: Wednesday, November 2, 2022 12:57:00 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

> Mr. Oliver-

>

> Please consider the negative impact the housing project at 4665 Lampson will have on Arbor Park, which is widely used by the community and specifically for AYSO purposes. AYSO has served the families of our community for over 40 years and taking away the fields will have an adverse effect on families and the community. For those players that don't have the skill set to play for a club team, or their family does not have the resources to spend on playing club soccer, AYSO is the only recreational option.

>

> Thank you,

> Barbara Carroll

> AYSO Region 159 Coach/Soccer Mom

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Monday, October 31, 2022 5:59:35 PM



The developer is required to review each Environmental concern.

They are counting on us not saying anything and breezing through the process.

Now is our time to stop this. Mention as many examples and be specific in asking for environmental/technical studies.

Please be generous when providing examples of how this project could negatively affect our community. Some examples are below, and don't forget to include your name, address, and contact information!

- Aesthetics
- Air Quality
- Cultural Resources
- Construction Noise and road closure
- Fire / Police / Medical Response
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise Pollution (vehicles on Lampson)
- Population & Housing
- Parking in our neighborhood
- Public Services
- Recreation
- Road impacts from heavy equipment
- Rodents
- Schools / Libraries
- Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)
- Utilities & Service Systems
- Views from our backyards

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Stop the Lampson project
Date: Wednesday, November 2, 2022 1:11:12 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good afternoon,

I'm a resident of College Park East and am writing to express my concern about the new proposed housing development on Lampson. I hope that the city will not allow the approval of the development. This development will overpopulate Lampson/CPE area and cause overflow parking in our neighborhood. Not to mention make traffic a nightmare on Lampson. We already have traffic on Lampson and many fatal accidents. My family has lived here 10 years and our kids play AYSO soccer at that park every year. PLEASE don't approve the plans to move forward.

Thank you,
Ashley Cecala

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Development
Date: Wednesday, November 2, 2022 1:21:01 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good afternoon,

I'm a resident of College Park East and am writing to express my concern about the new proposed housing development on Lampson. I hope that the city will not allow the approval of this development. This development will overpopulate Lampson/CPE area and cause overflow parking in our neighborhood. This will also make traffic on Lampson even worse than it currently is, which has caused many fatal accidents over the years. Please don't approve the plans to move forward.

Thank you,

Megan Cecala

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson project
Date: Wednesday, November 2, 2022 1:16:04 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good afternoon,

I'm a resident of College Park East and am writing to express my concern about the new proposed housing development on Lampson. I hope that the city will not allow the approval of the development. This development will overpopulate Lampson/CPE area and cause overflow parking in our neighborhood. Not to mention make traffic a nightmare on Lampson. We already have traffic on Lampson and many fatal accidents. My family has lived here 10 years and our kids play AYSO soccer at that park every year. PLEASE don't approve the plans to move forward.

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Development Project 4665 Lampson Ave
Date: Tuesday, November 1, 2022 5:54:01 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Lesley Chappell



November 1st, 2022

DEVELOPMENT PROJECT 4665 LAMPSON AVENUE

Hello, my name is Lesley Chappell. I have been a resident in Seal Beach for the past 30 years and I strongly oppose your development at 4665 Lampson Ave.

I believe your project will have a negative impact on our environment and on the quality of life for the residents living in College Park East/Seal Beach, West Garden Grove, and Los Alamitos.

Your development will bring hundreds of more vehicles onto Lampson Avenue causing congestion and creating more pollution. This will have a major impact on our wildlife and residences living nearby. Having no traffic light at your development will force hundreds of your Vehicles to go west on Lampson Avenue or cut through the neighborhoods of College Park East causing a backup of traffic, potential car accidents and safety issues for pedestrians and children.

Since your development has no playgrounds, no markets, no walking paths, no tennis courts, and no pools, your residence will be coming into the nearest cities (College Park East/Seal Beach & West Garden Grove) for all their needs and recreation. This will cause overcrowding, excessive noise, pollution, traffic congestion, parking issues, and wear and tear to our facilities/equipment. Is there a plan to stop these issues before they become major problems to our environment and communities?

I believe a compromise of adding a traffic light, reducing your apartments down to two stories, and adding a playground would help to reduce some of the problems/environmental impact that your development will bring to our communities. Please consider how the added noise, bright lights, traffic, pollution, and overcrowding will affect the environment and residence of College Park East/Seal Beach and West Garden Grove before you continue with the current plans for your housing development project.

Thank you for your consideration,



--
Lesley Chappell

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [a A 老公](#)
Subject: Project 246
Date: Wednesday, November 2, 2022 5:00:35 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi Tom,

We are resident in Los Alamitos area. Our kids are participating in the AYSO soccer practices and games here in the arbor park. This park is critical for the community and the future of these children. We strongly urge the city to reconsider this project 246 at 4665 Lampson.

Thanks for your time and appreciate your help!

sincerely,
Daniel and Danielle

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson project
Date: Tuesday, November 1, 2022 2:27:53 PM



To City of SB,

I am a resident of Old Ranch and have lived in SB for the last 25 year. I am very concerned about the congestion and pollution on Lampson that this project will bring. I drive a few times daily on Lampson to head towards GG. The sheer amount of congestion and cars on that street will create a backlog of traffic. It is only a two lane road on each side and that stretch of road is notorious for accidents as it is without the various turn outs. It isn't dubbed death alley for no reason. There was just a serious accident there last month.

The number of cars on the road will add to the pollution , noise, traffic not to mention the overall safety of its location at the end of the base runway. It is completely irresponsible to place homes there. In addition to safety let's talk about the number of overflow of cars into CPE street parking as well as people crossing the street. Again another safety issue.

I understand there is a need for affordable housing but that is NOT the place. It will forever change the small town feel that is what makes this town unique. I am not opposed to housing just not high density housing. In addition, I understand there is a plan to include affordable housing. Nothing in SB will be affordable. As soon as those units go up the prices will go up and the people that really want/need affordable housing will be soon priced out. There will be no system in place to stop the neighboring residence to get their friends and family to purchase those homes using some creative ways. Again it does not serve the purpose. Please listen to the residence of SB and do not approve this.

Sincerely,
Pin Chen
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@Gmail.com
Subject: Lampson Project
Date: Friday, October 28, 2022 12:39:45 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Please stop the Lampson Project!

As a resident of College Park East, I can tell you that the impact on the noise of additional traffic, the increased danger of driving on Lampson due to higher volume of motorists, not to mention the impact on air quality, will truly be felt and detrimental to those of us who reside here. We already deal with the consequences of being bordered by the freeway, but adding ANOTHER border of traffic, noise and pollution is ridiculous and preventable.

I urge you to oppose this project for the health and well being of all of us in College Park East.

Thank you,
Karole Chesser

[REDACTED]
[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Stop Lampson Project
Date: Sunday, October 30, 2022 8:44:38 PM

 **IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender** [REDACTED]

Dear Sir:

I am a homeowner on Ironwood. A few years ago, a car drove through my neighbor at [REDACTED] wall and lawn and ended up in the kitchen at 3 am, waking up quite a few neighbors. The house was inhabitable for a period of time. Back on December 22, 2019, another car crashed through my block wall in the middle of the night and missing the swimming pool by 3 or 4 feet. I filed a police report with Seal Beach Police Officer Kieth Phan and took a whole year before 21st Century would settle and fix the damage. Building 240+ high density housing across would make things worse, not only in terms of more traffic leading to more accidents but our quality of life as a whole. Please reconsider the project.

Mark & Julia Chow

[REDACTED] -

 Virus-free www.avg.com

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Friday, October 28, 2022 8:04:30 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To whom it may concern,

The Lampson Project is a bad idea. Lampson Avenue serves three communities—Los Alamitos, Seal Beach, and Garden Grove— as well as several dense housing areas between Seal Beach/Los Alamitos Blvd and Valley View Blvd.

Adding more homes, cars, and people to this family residential area will create traffic issues severely impacting our commutes to work, school, and local shopping. It will negatively impact our quality of life by overcrowding the area causing increased noise and traffic, and stressing local utilities and service systems. Furthermore, Lampson Avenue is a busy roadway where there are several traffic accidents each year, some being severe. If more housing is added along Lampson, there will likely be more accidents, making an already existing issue worse.

Los Alamitos already has several mixed areas of housing that include apartments, condos, duplexes, and single family homes. The aesthetic quality of those areas is poor and demonstrates poor planning. The housing along Lampson Avenue currently makes up a nice family housing area. Please do not make the same mistake by making this a mixed housing area too. It will change the feel of the neighborhood and cause our home values to decrease//diminish. And it will diminish the Lampson corridor's reputation of being a desirable residential area.

Lampson avenue is an important thoroughfare for several communities. What you choose to do with this project goes far beyond the borders of the city of Los Alamitos. If you want more housing to increase your tax base, annex Rossmoor, which is an unincorporated area of Orange County and a community already using school district and community resources. That would be far less expensive and more profitable for our city.

Please be a good neighbor to us all.

Sincerely,

Lorna Cloke
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Letter in opposition of proposed project on 4665 Lampson
Date: Wednesday, October 12, 2022 1:30:30 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender: [REDACTED]

To: Tom Oliver

I oppose this project. This project will have a major impact on the streets of West Garden Grove as well as Seal Beach. It will cause a greater influx of traffic, noise as well as the worsening of streets. Any traffic flow that originates from this project will directly impact Garden Grove and Seal Beach residents not the residents of Los Alamitos. Los Alamitos zoned this for a much less intense use for good reason.

Signed,
Jill Cohen-Doron
Los Alamitos Resident

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Project
Date: Wednesday, November 2, 2022 11:41:03 AM



IRONSCALES couldn't recognize this [REDACTED]

Hello,

I would like to voice my concerns regarding the new housing development on Lampson Ave.

Our City and infrastructure is not able to support this new housing development. Our School District, Police Dept., Hospital, Community will all be impacted negatively with this new development. Currently we face water restrictions and flex alerts oh hot days from our electric company. This new housing development will only make everything worst.

The City should instead use this land to create a park. A new park with a community pool or community splash pad for the Residents of Los Alamitos.

Thank you
Elizabeth Cortez
Concerned Los Alamitos Resident

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 1:58:50 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear Personnel:

We have recently purchased a home in College Park East. We are absolutely hands down against a new development and hundreds of new homes adding traffic to our daily school commute to old town Seal Beach. As part of this community we never would have purchased our home in August if we knew hundreds of new households with cars and added traffic would be soon converging onto Lampson Ave every day. This will negatively affect so many things in our community including but not limited to:

- Aesthetics
- Air Quality
- Cultural Resources
- Construction Noise and road closure
- Fire / Police / Medical Response
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise Pollution (vehicles on Lampson)
- Population & Housing
- Parking in our neighborhood
- Public Services
- Recreation
- Road impacts from heavy equipment
- Rodents
- Schools / Libraries
- Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)
- Utilities & Service Systems
- Views from our backyards

Our children also play soccer at Arbor Park and our family uses the dog park. This would have a huge impact on this area in all the ways described. We already have a commute to McGaugh that is about 10-15 minutes. With this disproportionately large (relative to the area) addition of households to the proposed area this could add a huge burden for families already here in terms of commute time to school as well as be problematic in all the areas listed above.

This (on Lampson aka College Park East) area is a lovely and relatively quiet community where most households are families. Where we feel safe and it's not congested by traffic, pollution or too much housing squeezed into a small area. This is absolutely a HUGE loss to the hundreds of families already calling College Park east and the surrounding area home. Only a win for the developer.

Please listen to the residents and consider stopping this potentially devastating change to our community.

Regards,
Katie Coughlin



From: [REDACTED]
To: [Tom Oliver](#)
Subject: 246 Residential Unit Project for 4665 Lampson Ave a.k.a. West Ed Property
Date: Wednesday, November 2, 2022 1:54:41 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Mr. Tom Oliver,

This project is terrible for many reasons. This project is going to leave 1400+ kids between fall and spring seasons with nowhere to play soccer. These kids will not be able to play anywhere else because there is so little park area to even use. All of the schools control their grass area and control the rental cost (which is ridiculously expensive), the times it can be used and the access. Nowhere for these kids to go to learn the AYSO Six philosophies including:

Everyone Plays

• Balanced Teams • Open Registration • Positive Coaching • Good Sportsmanship • Player Development

These kids will be losing the opportunity to learn leadership skills, discipline, team work, listening skills, and more. I have been a coach for my kids at this field for several seasons, referee, and a part of the board for a year. The top things I hear from the parents in my years is this is a safe place for kids to learn a new skill. This is a great place for my child who is shy or an introvert and is really flourishing. Or my child really needs this outside time and exercise and discipline. It is good for them. Another ridiculous residential project is going to wipe all that away for many kids. You can't tell me that the revenue or more rental / leasing income is more important than these kids sports. This will be just another amount of units taking over premium land for kids to enjoy.

I have been in the construction industry for a long time and I see how all of this land gets taken away from more important things, like kids playing and having fun but no developers create a new park out of it. It is not like if you cut down a tree you have to plant a tree. These developers just take and take and take and never give back.

Travis Covey

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 2:34:59 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear Mr. Oliver,

I am writing to you to express my concerns over the Lampson project. There are many concerns regarding this project that are alarming. We are already challenged with medical response times and medical facilities are overcrowded. Adding additional volumes to this already overburdened system is very concerning. With the increased traffic that would be forced to use Lampson and make U-Turns at Heather Street only increases the risk for serious or fatal accidents. The lack of parks and play areas will overcrowd Heather Park which is already undersized for the CPE community.

The other area of concern that I have is related to the increased traffic. Lampson is the only street that connect to Seal Beach Blvd. this is the only access to all of the elementary schools that will be affiliated with this project. The traffic in the mornings is already very hectic and backed up on Lampson every school morning. Adding all of these additional residents would make it impossible to turn onto Lampson from Heather or Candleberry. With all of these additional vehicles I would request that an environmental study be conducted to see what the true impact is, not only with traffic, accident risk, but also emissions. Thank you for taking the time to read my concerns. I am very passionate about my community and am very concerned about the harm this project would cause to the community that I serve.

Thank you,
Heath Creighton

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 5:02:19 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi !

I am writing an email to stop the Lampson project! This project will negatively affect our community.

Here are my concerns :

Air Quality/ noise pollution/transportation and traffic- the housing project will create more traffic and congestion on Lampson Ave which is already congested to begin with . This can affect the neighborhood air quality /noise pollution in addition to the 405 freeway close to our neighborhood. More traffic on Lampson is dangerous and can create more accidents. I've seen a lot of accidents on Lampson because it is a busy street. There is a lot of traffic especially in the morning when parents are rushing to get their kids to school on time. There are times when I leave 20 min early to drop off my kid to school, my kid has been late to school because the amount of traffic on Lampson and on Seal Beach Blvd . There is only 1 Turing lane to get to the schools on Lampson. Imagine 1 turning lane for all the families who live in the neighborhood to get to school.

With the amount of traffic added due to the Lampson project, I wouldn't feel safe to walk or jog in the neighborhood. Our street is already narrow and most of the sidewalks in College Park East are partial so we are compelled to walk on the street. More traffic equals more air pollution and is unhealthy for us and our children who plays outside. My child already suffers from asthma.

And what about parking? The housing plan may not have enough parking spaces for tenants. People will use the neighborhood for parking and will create congested with more cars on the street which can be dangerous for our kids who ride their bikes and walk on the streets.

Hazards & Hazardous Materials: building new homes can create dust and hazardous materials into our neighborhood. We take pride in keeping our neighborhood clean and safe.

Land Use & Planning: the housing plan is to create more housing in such a small space . We need the area for our kids to play and use the field for recreation purposes such as utilizing the field for soccer games and for our dogs to play. Our family also use the field to picnic and enjoy the wide space for activities.

Low income housing : low income housing will increase crime in our neighborhood.

Please, do not build this housing project on Lampson! It is not safe and will lot work with our already congested neighborhood. Thank you!

Pauline Creighton

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov)
Cc: [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project
Date: Wednesday, November 2, 2022 2:57:20 PM

I am writing to express my opposition to the so called Lampson Project. I am a resident of College Park East which will be directly impacted by this development. The following is a list of items which concern me about this project.

- Construction Noise and road closures.
- Fire / Police / Emergency Response.
- Increased traffic on Lampson and parking in our neighborhood.
- Increased population.
- Traffic Safety (u-turns at Heather, left / right turns at Seal Beach Blvd and Valley View, cars cutting though our neighborhood, etc)
- Utilities & Service Systems.
- Impact on local shopping and services with the additional residents.
- Safety of children in the street.
- Impact on local parks and city services.
- on AYSO at Arbor Park.

The traffic in this area has already been impacted in the last 20 years with the expansion of Rossmoor Center and addition of Old Ranch Town Center. Also, there will be no impact on greater Los Alamitos only it's neighboring city. Please find

another site for this development.

Respectfully,

Joe Croce

Sent from my iPad

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 7:48:21 PM



IRONSCALES couldn't recognize this [REDACTED]

Dear City of Los Alamitos,

I have been living in Seal Beach College Park East for 3.5 years now. We moved here for larger space and the school district for my three little girls. The many things I love about this area is the beautiful environment, places to play and ride around, and the easy flow of traffic on Lampson to get my kids to school on time. Unfortunately, I am fearful of this Lampson Project going through for two main reasons:

1. My house happens to be on Ironwood, the closest street from Lampson, where most outside cars will inevitably have to park.
2. Impact on Lampson traffic. Lampson is a quick flowing street which tends to back up if there is any hiccup. Adding more housing to this street, practically a one-way- out street will make everything more difficult for all involved in a daily basis.

I am hoping to be heard on this issue. I love this area and didn't settle into this expensive home to be impacted so much in such a negative way.

I am hoping the plans get revamped or moved altogether, in an area where it makes more sense.

Thank you for your time.

Sincerely,
Chrysanthi & Nick Davilas

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Kendra Day \(kendraday27@gmail.com\)](mailto:kendraday27@gmail.com)
Subject: Environmental Impacts to the Surrounding Area of 4665 Lampson Avenue Residential Development Project
Date: Wednesday, November 2, 2022 3:21:40 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

I write as both a land use attorney and a homeowner living directly across the street from the 4655 Lampson Avenue Project. [REDACTED]

[REDACTED] is directly across Lampson Avenue from one of the two driveways into the proposed Project. As a result, the direct impacts of the potential Project are literally directed into my property and those of my neighbors on Ironwood. These impacts include increased light pollution, sound pollution above the roadway standards allowed, vibrations (which while felt outdoors are one thing, the perceived intensity of such impacts are much greater indoors with rattling windows, doors and the shaking of structures), increased traffic, impacts to neighborhood traffic on already busy streets, loss of park space utility and unsafe road conditions.

These impacts reach multiple sensitive receptors in the College Park East neighborhood and cannot be underestimated. Notably, the development as currently planned and constituted cannot mitigate any of these impacts.

First, three of the structures to be built are three-stories tall, exceeding the height of the current use of the property. These three apartment buildings are planned for an area currently used as a parking lot that is directly across Lampson from our home. This parking lot has normal usage seven days a week, but hardly any use at night. To introduce a dense urban project into the site will magnify the duration and type of use. The amount of light and sound that will emanate from 70+ apartments and its residents is a clear environmental impact that cannot be mitigated to manageable levels, particularly during nighttime hours. The developer has no plan for sound dampening or addressing the increased light pollution that will occur from this intensive use.

Second, the proposed project will introduce 500+ cars per day onto Lampson Avenue, already a crowded street with 19,000 average daily trips; the ADT

amount is expected to rise beyond 20,000 in 2025 and that is without the proposed projects increases. The rise in noise and vibration levels attributable to the project alone are a significant environmental impact that cannot be mitigated. Notably, the developer is doing nothing to even address this issue.

Third, the introduction of new and unplanned for vehicle trips is but one issue created by the project. The number of units versus the number of parking spaces provided may work in paper calculations for a series of mandates and density forgiveness measures but are not realistic and do not take into account the actual impacts for the surrounding neighborhood. Apartments, townhomes and cluster homes will likely have multiple cars tied to each unit as a fact of modern life. Moreover, there is no public transit that is realistically usable for the new project. There are minimal bus stops on Lampson Avenue because the street is not wide enough to accommodate a turn out lane. The project as designed does not contain enough parking to serve 246 units. If each unit has two vehicles associated with it, the approximately 500 added vehicles will overwhelm the scant parking provided. These vehicles, plus guests, will have no choice but to park in College Park East and cross Lampson on foot. College Park East is fully developed and occupied with much of the street parking already utilized. There is simply no additional parking availability. Again, the developer is relying on density credits for a paper development – the City is required to study the actual environmental impacts; parking is a massive impact that cannot be mitigated with the density, uses and design of the proposed project.

Fourth, Lampson Avenue is the only route for ingress and egress for the Project. Lampson is already heavily-travelled as discussed above. As a two-lane roadway with *minimal* medians separating the lanes now and tremendously limited bike lanes, Lampson is a limitation that cannot be expanded because it is fully built out on both sides in both directions. The developer's plans for the project dictate that vehicles leaving the site must turn right onto Lampson because a left-turn movement cannot be safely made and there are no turnout lanes to accommodate the flow of vehicles going both left and right out of the project. As a result, if half of the cars presumably want to go in each direction, but those wanting to head east on Lampson cannot do so,

that means 250 vehicles per day are going to attempt to make a “u-turn” at the intersection of Lampson and Heather Street, a key intersection for CPE residents as it is one of only four entrances into the community. Lampson has a very short dedicated turn lane onto Heather that will be quickly overcome during peak travel hours. Heather Park is heavily utilized by the residents of CPE and there are adults and children riding parks in and near the park. Introducing new and unsafe turn movements along with hundreds of new vehicle trips per day into the Heather/Lampson intersection is a significant environmental impact that cannot be mitigated. The developer is creating this impact but doing nothing to address it.

Fifth, this project takes the concept of urban in-fill to a ridiculous extreme. Between 500 and 1000 people will be crammed into the site because the developer is taking advantage of every density forgiveness ratio possible with basically no open space to be built. The residents and their guests will be forced to recreate at Heather Park but will bear none of the costs for upkeep or increased impacts because it is located in Seal Beach, not Los Alamitos. The park facilities and tennis courts are already oversubscribed with the current residents, adding in a few hundred more is another unplanned impact that the developer is exploiting for financial gain at the cost of environmental impacts to the surrounding residents.

Along the same lines, Arbor Park is utilized for the local AYSO soccer league on many weekends during the year, providing a great recreational opportunity for local kids. The current parking lot at the site is a key component of the use, as it allows for 300 vehicles to safely park and accommodate the large use of the fields. This project will eliminate that entire parking lot, forcing AYSO parents and guests to park in College Park East as there is simply no other parking within a walkable area in either direction. Adding these vehicles onto the project’s “new” vehicles will only further impact CPE’s residents.

Accordingly, I ask that the City of Los Alamitos insist that these impacts (along with a myriad of other impacts that people far smarter than me can and have identified) be studied as part of the land use and environmental approval process. **Ultimately, this project should be denied along with the use, zoning**

and other waivers/changes requested by the project applicant. There is a feasible use to be made of the 4655 Lampson Avenue property – jamming a project down the communities’ throats without the proper design criteria is simply not the way forward.



Kevin A. Day

Shareholder

[REDACTED]

[REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED]

NOTICE OF STRICT CONFIDENTIALITY. This transmission constitutes an electronic communication within the meaning of the Electronic Communications Privacy Act, 18 USC 2510, and its disclosure is strictly limited to the recipient intended by the sender of this message, together with any attachments. This communication, including its attachments, may contain confidential and privileged material for the sole use of the intended individual or entity recipient, and receipt by any party other than the intended recipient does not constitute a loss of the confidential or privileged nature of the communication. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this message, or any attachment, is strictly prohibited. If you have received this message in error, please notify the original sender immediately by telephone or by return Email, and delete this message along with any attachments from your computer.

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Unit Project for 4665 Lampson
Date: Wednesday, November 2, 2022 11:32:28 AM



IRONSCALES couldn't recognize this [REDACTED]

Tom,

Hello. I am a concerned CPE/Seal Beach resident and also AYSO soccer family. The impact this new residential project is quite concerning for our community. Arbor park is a beloved and needed place for the children in region 159 and those who use it for recreation purposes. The lack of signal control very is concerning! We have had many accidents and even a recent fatality on Lampson. More families will try to cross the streets from CPE and there will be an increased risk of accidents and fatalities. In addition, noise impact should be studied to support the families that use this park. These concerns MUST be addressed. Thank you.

Dr. Nancy Dayne

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Project Proposal
Date: Wednesday, November 2, 2022 3:21:52 PM

 IRONSCALES couldn't recognize this [REDACTED]
[REDACTED]

Good afternoon Mr. Oliver,

I am Alan De La Vara, homeowner at [REDACTED]

My home's back wall faces Lampson Ave., almost directly across the street from where the proposed project is to be located.

I would like to inquire as to what steps the city and developer have taken to address many of the concerns of the community residence, environment, pets, nature and natural resources.

- Has a study been conducted regarding traffic loads on Lampson?
- Can the current drainage etc handle the increased homes?
- Is there a completed design of the project and consideration to privacy for those who may have back yards with children viewed from residents in the new construction?
- Has a study been conducted regarding; dust, pollution, noise to be created by the additional residence
- Will the walls along Lampson be raised to combat increased noise pollution? Who pays for this? The city? the developer?
- Are the roads on Lampson equipped to accommodate the increased vehicle traffic
- Will the developer conduct studies to the noise levels created by increased traffic on Lampson
- Have any animal rights groups been contacted to test noise levels / pollution levels and potential life threatening harm to the pets that live in homes along lampson who reside in backyards that now will have their

I believe this is a VERY bad idea for this particular area.

Lampson is already prone to accidents as it is used as a thoroughfare between two major streets and is an almost exclusive access point to thousands of residents.

Congestion, accidents and possibly deaths from people now entering and exiting to and from the development to Lampson are sure to follow.

Please don't let your name go in history as someone who was attached to this horrible idea.

Best,
Alan De La Vara

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Proposed Housing Project on Lampson Ave.
Date: Monday, October 31, 2022 10:53:06 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi Tom.

Just want to touch base with you regarding the proposed project on Lampson Ave. I would like to know where the water is going to come from to service the residents of this proposed project? We are constantly told we must save water. Yesterday I saw a news article stating our federal government is warning Western States it may impose Colorado River cuts. My husband and I are very involved with the Aquarium of the Pacific. We have heard many scientists speak about this. It is not a hoax as some seem somehow to believe. In addition, there is a problem the adequacy of the electric grid.

In addition, there is the matter of the traffic on Lampson. Is the City of Los Alamitos Police Department even going to bother to patrol the area? How is all of the traffic going to be handled. It appears to me there is no concern for this.

This development as it stands is way too large for the area. If it does happen it needs to be drastically scaled down.

One more thing, I do not feel there is any such thing as affordable housing in this area. What are the proposed prices?

Also I do not feel that the parking allotted is anywhere near what would be needed. We do not want these people parking in our College Park East neighborhood. We do not have enough parking as it is when the holidays are here. Also we do not want the children of these people using our parks and playgrounds. The City of Los Alamitos will not pay for anything damaged or any thefts, etc. that occur as a result of people from the proposed project.

Thank you for your consideration.

Diane Delaterre
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments - 4665 Lampson
Date: Tuesday, November 1, 2022 10:33:22 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

As a 25 year resident of College Park East in Seal Beach I have some serious concerns about the proposed high density housing project at 4665 Lampson.

1. At first glance, 246 housing units and 500 plus people and all of their cars crammed into 12.3 acres seems ridiculous. It feels like cruel and unusual punishment to those who would live in the new development, and those who live near it.
2. Ingress and egress for the 500 plus residents into and out of the project would be onto Lampson Ave at uncontrolled intersections. Many drivers travel on Lampson at freeway speeds and safety would be a real issue.
3. Where is the open space/park/recreational area for the residents of the project?
4. Where is the parking for guests of the project's residents?
5. What exactly does "Affordable" housing mean? I think many of our area's residents have concerns about what that term means and would be opposed to subsidized housing.
6. How much will demolition and construction affect those of us who live near the site? Will Lampson, our only artery to the outside world, be torn up and blocked again? If so, for how long? The constant parade of trucks and construction equipment, noise, and disruption to the quiet surrounding neighborhoods will be painful.
7. The purpose of zoning and urban planning is to segregate incompatible use of land, to prevent new development from interfering with existing uses and to preserve the character of a community. The character of the community surrounding this project is a quiet, bedroom community of single family homes. The developer should have to create a project within the existing zoning. The city should not change the zoning to fit what a developer wants to do. This project is incompatible with the surrounding community.
8. This project will have a direct negative impact on College Park East in the form of construction noise, pollution, road closures, increased traffic, increased parking issues, increased use of Heather Park, increased crime, and lowered property values.

For the above reasons, I oppose the development of this project as it is currently planned, and you should too.

Christopher Derry
[REDACTED]



From: [REDACTED]
To: [Tom Oliver](#)
Subject: DEIR Comments for 4665 Lampson Ave
Date: Wednesday, November 2, 2022 9:25:08 AM

 **IRONSCALES couldn't recognize this email as this is the first time you received an email from this [REDACTED]**

Dear Tom Oliver and members of the Planning Division,

I'm writing in regard to development on 4665 Lampson. I'd ask that you take extra care in the DEIR to confirm that the plans ensure that use of Arbor Park not be negatively impacted. The park is a critical part of the community infrastructure for all of the youth involved in AYSO soccer. As it is, Los Alamitos has few designated soccer fields and spaces for kids to play organized, recreational soccer so Arbor Park is essential to providing kids healthy opportunities to be active, challenge themselves, and build healthy citizens that work well with others.

I support the need for additional housing in the area, but development of the site should ensure there is additional parking for Arbor Park. If the site is switched to residential use, there will be a need to provide accessible and sufficient parking to compensate for the evening and weekend parking available on the site now.

The new development should also include a play area for residents to offset additional demand for using Arbor Park. Field lines, grass problems (that can cause injury), and refuse from pets are already a challenge for the kids with the current levels of use. With many new neighbors planned, the builder should provide outdoor areas for pets and kids as part of the building plan to offset the impact.

The plans should also consider the noise levels for residents coming from the park and from parking. The units should provide sufficient sound barriers or building materials to allow residents their peace even when Arbor Park and the dog park are in high use.

Lastly, I would encourage the city to invest in more soccer fields in general. While there are a number of baseball fields kept up by the city, there are hardly any soccer fields. The community needs safe, well lit, and maintained soccer fields! The number of gopher holes and lack of field markings in Arbor Park is both dangerous and a disservice to the kids. In winter it also makes it hard for working parents to keep their kids active because the fields are not lit late enough. Please add improvements to the soccer fields as part of the city's long term plans!

Thank you,
Jenni DeSelm
Parent & Volunteer Soccer Coach

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#)
Subject: Lampson Project Concerns
Date: Tuesday, November 1, 2022 4:44:12 PM

 **IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender** [REDACTED]

To the addressed:

City staff has asked for comments on the proposed residential project by November 1, 2022.

I am a long time College Park East homeowner and my primary concerns regarding the Lampson project are as follows:

- The project appears to be under parked with no adjacent street parking available.
- There is inadequate open space.
- There is no recreational facility, community pool or playground equipment.
- There is no new traffic signal which impacts the safe ingress and egress from the project. There have been many fatal accidents on Lampson over the years.
- The three-story elevations are not conforming to all other homes in the adjacent neighborhoods. This will visually impact the College Park East homeowners that back Lampson.

Larry Ditchkus

[SOUTHWEST REALTY SERVICES](#)

[REDACTED]

CONFIDENTIALITY NOTE: This email message and its attachments may contain work product or other information which is privileged, confidential and/or protected from disclosure. This information is intended only for the use of the individual or entity named above. If you think that you have received this message in error, please email or phone the sender.

From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov); [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmooore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Lampson Project Feedback
Date: Tuesday, November 1, 2022 6:59:30 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

I am writing to express my concerns about the Lampson Housing Project. I live in the College Park East neighborhood and have lived here for 5 years and think the plans proposed for the West Ed location do not make sense for the area and should not be approved. I have concerns about parking, safety, traffic, noise, and services.

The proposed number of parking spots allocated to the community is highly insufficient. A little over 2 parking spaces per home is not sufficient for any neighborhood. Prior to moving to Seal Beach my husband and I lived in the 360 at South Bay planned community in Hawthorne, CA. It was new construction consisting of condos, townhouses, and single family homes. Each home had a garage and there were also street parking spots (both parallel parking along streets as well as pull-in spots on side streets). We parked our cars inside our garage and only needed street parking for our guests. Even with this, parking was a nightmare. We had many occasions where we had to have guests park outside the community and we had to go pick them up and shuttle them to our home. The amount of parking proposed at this location seems very similar and therefore very inadequate. Residents and guests are going to end up parking in the College Park East neighborhood and trying to cross a very dangerous street, Lampson. Even in our single family home community I find that our street is always full of cars because people don't use their garages and have more than 2 cars, filling our streets with overflow from another community will only make it worse. If this is to proceed then I think fewer homes should be planned and more space allocated to parking so that all of the residents and their guests can easily park in the community without needing our streets for overflow.

Earlier I mentioned Lampson being a dangerous street and this community would make it even worse. In my short 5 years here there have been an extreme amount of accidents on Lampson, including fatalities. People drive too fast and don't notice people pulling out of the CPE community and the West Garden Grove community and adding a new community is not going to change that. Additionally, the project indicates no traffic light will be added meaning people that need to head south on Lampson will need to make a right and then a u-turn on Heather. Forcing tons of cars into u-turn situations is extremely dangerous and opening the street up to more accidents than it already has, and it already has too much.

I also have concerns about traffic. The intersections of Seal Beach Blvd and Lampson and Valley View and Lampson are very congested today with the existing communities and the traffic they produce that adding many more people and homes is only going to make it worse. Additionally, if a portion of this community is truly allocated for low income housing (I have my doubts that any of these properties will actually be affordable for low income families but that is beside the point) then public transportation will need to be easily accessible. To my knowledge there are no bus stops along Lampson and if they were to be introduced (if they aren't, people are going to walk 1.5 miles to Seal Beach Blvd or 1.1 miles to Valley View to catch the bus one way?!?!?) then that would make traffic even more of a problem along

Lampson.

My additional concern is the noise that this new community will create. We have been dealing with the base jack hammering for the last 4 weeks starting at 6:15am with no information on an end date and no explanation as to why the jack hammering needs to start earlier than 7am. I have reached out to my city representative and have received no response. This location would be even closer to my home and therefore even louder. We have endured massive amounts of freeway construction noise, now this base construction, and now we're going to deal with this? The communication has been great regarding the freeway construction but we received no notification of the base project and no notification about this proposed project either. I find this highly unacceptable and don't feel like we need this on top of everything else that has and hasn't been communicated to us.

Finally, I feel as if we do not have the appropriate amount of services in the area to accommodate a new community. We have very few grocery stores in the area and some of them are very old. The stores in the strip malls at Valley View and Lampson which would be the closest for this community are closing down, are very run down, or have been left empty for years. People in the community have raised concerns to the city of Garden Grove and to the owners of the properties and nothing is being addressed. We also have very old infrastructure for electricity, internet, cable, etc. and are well overdue for upgrades for the existing communities. And now we're proposing adding new residents and communities with no plans to address any of these issues. It feels like we're maxed out based on the current population unless changes to services are made and I think the priority should be the existing residents instead of new ones.

There are other concerns in addition to these but I feel like this is a long and very concerning list as it is. I do not think this is the right solution and the whole plan needs to be revamped and really should not be approved at all.

Thank you,
Kellie DuRose



From: [REDACTED]
To: Tom Oliver
Cc: ssustarsic@sealbeachca.gov
Subject: Lampson Project
Date: Thursday, October 20, 2022 9:29:04 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Mr. Oliver,

I wanted to voice my family's concerns about the Lampson project. I will be as brief as possible as I'm sure you will be getting many emails about this.

The obvious concern is traffic and parking. To have possibly a thousand people housed in such a compact space is very concerning. If I have the numbers correct 557 parking spaces for 246 homes. The biggest concern would be the 77 affordable multi family homes with only 98 parking spaces. How do you see this working? Even if these are mostly one bedroom units there would obviously be many with couples living there. Larger units could house four or five people. Even if the families have small children those children will quickly grow up and be driving. That could easily mean that the affordable housing would need more than twice as many parking spaces than is planned. Without enough spaces those residents will come to College Park East to park. There is not enough parking already on Ironwood and I can see Heather being inundated with unwanted cars. That's just the affordable housing. The same problem to a lesser extent will be true of the rest of the residences. There is no way that there is enough parking for this project.

I realize that the more housing that is planned the more motivated investors will be and more taxes will be paid. It is a money maker for the developer and the city and the state and housing is at a premium right now. With that said, building 35 ft tall buildings close to Lampson- because you'll have to build close to the street in order to fit that many units on the property, means that they will over look the houses and yards directly across Lampson in College Park East. So not only will we feel crowded because of traffic and parking we will literally feel eyes on us anytime we go into our yards.

Probably the most important issue will be safety. Lampson is a dangerous thoroughfare running parallel to the 405 freeway. Not more than a few weeks ago a driver was killed on Lampson. I have only lived in this area for four years and I personally have seen 5 major accidents on Lampson. When you double or triple the traffic on this four lane road it will only get worse.

There are other issues- Where will the Soccer families park, where will the dog park people park- I assume that these current parking spaces behind the property will be prime targets for the new residents for the necessary overflow of cars that haven't been planned into the development. The impact of parking and use of the College Park East parks and green spaces is also a concern. The new residents will obviously cross the street to use our tennis courts, playgrounds and parks because the green space and parks in the new development will not be sufficient for as many residences that have been planned.

This is a terrible idea for all of College Park East. It's just too many people squeezed into too

small of an area. Keep the feel and zoning of the area that already exists for your development rather than shoe horning as many cubicles as possible into the space. We are a great neighborhood of single family homes with some “more affordable” condos at one end. This development will destroy what was the reason most of us moved into College Park East. Its a neighborhood, not a hive.

Thank you for your time and consideration,

Chris Eble

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Why Build at 4665 Lampson Ave?
Date: Wednesday, November 2, 2022 2:29:01 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good Afternoon,

Why is there an EIR being conducted at 4665 Lampson Ave? Why is there a proposed 246 Residential Unit being considered? Do you live in the area? Did you grow up in this city for the last 30+ years? Do you drive the city streets in Los Alamitos, Cypress, Seal Beach, West Garden Grove everyday? Are you impacted by the traffic congestion? Do you have multiple children that attend multiple schools and sports practices everyday in the area? Do you know how many students are currently in the average K-12 Los Alamitos Unified School District classrooms, and what the state and national average is?

Why do we keep building and building?

I answer yes to all of the questions above that are underlined.

I grew up playing soccer over there and coached my son's at those fields. Back when I was with AYSO 159 in the early 1990's, we won the Tri-Sectional Tournament for the state along with the girls team.

Can you please educate me on why these residential units are necessary and more important than our youth and traditions?

Thank you for your time and patience.

Respectfully,

Sean Fagan

Former Resident of Los Alamitos for 20+ years

Former Resident of Cypress for 8+ years

Current Resident of Rossmoor for 2+ years

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Housing Development
Date: Wednesday, November 2, 2022 2:25:14 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi Tom,

Lampson is already a dangerous street. Just two weeks ago a driver was killed in an auto accident. Allowing high density housing at the West Ed complex is crazy. The amount of cars turning left into the housing project and those coming out will cause many more accidents and fatalities. The increased traffic will be awful.

Arbor park has been utilized by sports teams for over 40 years. How long until the park gets shut down because of noise complaints by the residents of the new housing project?

To put so many houses and apartments in such a little space with NO playground is cruel. It will force kids to have to cross lampson to go to Heather Park across the street.

The space needs to be better utilized. If housing needs to go in that space then there needs to be more parking, have it connected to Arbor park and have a playground built. The developers are trying to shove as many houses in there as possible to maximize their profits, not benefit the city.

Thanks,
Stephen Freeland

COMMENT CARD
4665 Lampson Avenue
Scoping Meeting
October 20, 2022

Please identify any areas of concern you may have regarding the scope and content of the 4665 Lampson Avenue Draft EIR, including any additional environmental topic areas, potential mitigation measures, or project alternatives (please print):

TRAFFIC STUDY TO INCORPORATE:

- ▲ 3 SCHOOLS ARE ON LAMPSON / Springdale
2.4 miles from said development
How student athletic TRACK
will be affected given the ↑ in
traffic - they travel north of Lampe
- pressures from new mixed use in
Cypress will impact Lampson Ave
- increase in air emission population
will affect respiratory of the students
- ▲ Los Al School Busses Traffic Flow
(pick up - drop off)

Name: Nan Furbyrd

Representing Agency or Organization: self

Address:

City/State/Zip:

Email:



From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson project Parking and Park
Date: Wednesday, November 2, 2022 11:38:52 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi!

As a resident of CPE I support the development of the new neighborhood off of Lampson, but I'd like to bring attention to a few things:

Parks: Our parks in Seal Beach need a lot of TLC and it's very important that the new neighborhood has a great recreational area with a park.

Dog park: Talk to the city of Seal Beach and see if one of the parks in CPE could have a dog park area.

Parking: Make sure there's enough parking available for residents in new neighborhood.

Bike lane: the bike lane on lampson needs to be widened and segregated. There are just too many accidents on Lampson including cyclists.

Lampson x Seal Beach blvd.

No stop right turn to Seal Beach blvd North would be essential to keep morning traffic flowing when everyone is trying to get their kids to school in Los Alamitos and Rossmor.

--

Mauricio Furtado

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Project Concerns
Date: Monday, October 31, 2022 1:54:13 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear Mr. Oliver,

Please see planning issues regarding the proposed Lampson property development below

Significant concerns are the loss of open space for wildlife and traffic impact with no alternative route.

Great Blue Herons, Great Egrets, Osprey, Hawks (several varieties) Barn Owls (protected), doves, finches and many migrating birds are all seen using the quiet lawn/redwood tree areas on the current California Dept of Fish and Game/former WestEd property.

This doesn't begin to consider the mammals and reptiles which use the site.

Los Alamitos has no other uncrowded open space area, especially along this corridor.

The adjacent human population will also be impacted...traffic, no alternative route for College Park East, Parkwood Los Alamitos, West Garden Grove.Lampson, a curving 2 lane per side street, already heavily traveled, is the only access. This was especially evidenced in 1995 when drainage culverts overflowed in a dramatic rainstorm. Lampson was closed from Manley Ave in Garden Grove to Seal Beach/Los Alamitos Blvd in Los Alamitos. Many residents could not return home. This impacted nearby Rossmoor also, since many were stuck there. FEMA responded to the flooding.

I realize that my concerns, as a College Park East/Seal Beach resident, may be of little importance to Los Alamitos. I understand the federal guidelines for affordable housing are valid. However, to place so many with no major road access is imprudent. The area near Oak Middle School or the Los Alamitos race track could be considered since major streets are available.

Perhaps Orange County planners can be helpful.

Thank you for your attention.

Mariane H Gabriel, PharmD
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: To ALL it may concern and especially to The Lampson Project developer"s owner and legal manager:
Date: Tuesday, November 1, 2022 11:30:18 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

The Lampson Project is of great concern and detriment to many aspects of the surrounding communities of Los Alamitos, Seal Beach, Rossmoor, West Garden Grove & the Joint Forces Training Base of Los Alamitos.

I ask: Has the developer of The Lampson Project documented and submitted for the record through their legal manager ALL the required studies of each environmental impact it will affect?

For example: Has their been an independent study and geo-technical investigation to determine how the construction soil compaction/degradation will adversely affect the surrounding environment? And if so, what is the plan to stay in compliance within ALL the regulatory frameworks of the said study.

For example: Has their been an independent study using the CDFW (California Department of Fish & Wildlife) for ALL current endangered species of wildlife (fish, fowl, insect, reptile, rodent, mammal)? And have you conducted these studies to include even SSS (Special Status Species) SR (Species at Risk) & SSC (Species of Special Concern)? To include their respective disruption of food/water source, habitat and the resulting impact of their forced displacement onto surrounding homes, businesses & JFTB of Los Alamitos.

For example: Has their been an independent ESSL (Emergency Services Sector Landscape) study done and submitted to the CIS (Critical Infrastructure Sector) regarding the sector-specific characterization of relevant factors and decision-making drivers influencing the current operating environment and security and resilience posture of the current ESS for said Los Alamitos communities and surrounding areas. And if so; have you identified and addressed ALL factors that can have adverse effects on the security or resilience of facilities, personnel, and operations so that response time remains within a timely manner.

For example: Has their been an independent study through the California OTA (California Office of Traffic Safety) done and submitted identifying traffic safety problems, high collision areas, and potential crash trends at certain times of high volume usage of surrounding intersections (Seal Beach Blvd. & Lampson/ Los Alamitos & Katella/ Valley View & Lampson). And Lampson & Heather street intersection since U-turns will be made there to redirect onto Lampson in opposite direction. This intersection also has critical role as far as School Bus Stop pickup and drop off during the week. with the relative increase in vehicle & pedestrian traffic increasing exponentially. And if so; have these identified problems been analyzed to include the increased bicycle and pedestrian traffic towards the local parks and causeways within the surrounding communities?

For example: Has there been an independent study done and submitted regarding the lack of

sufficient parking. This will create an overflow of vehicles parking in adjacent neighborhood streets to accommodate superfluous vehicles of the Lampson Project residents and their visitors. Will there be a legalized prohibiting system put in place to guarantee homeowners their "right of parking" at their own residence? And if so, what or who will regulate the violations of said rights?

These examples are but a FEW of the environment impact factors that will undoubtedly alter the existing view/esthetic landscape, public safety, water system pollution (from increased refuse and runoff), air quality (from regular and construction vehicle emissions) of ALL the surrounding communities of Los Alamitos, Seal Beach, Rossmoor, West Garden Grove & the Joint Forces Training Center.

I implore you to investigate The Lampson Project thoroughly through each of the appropriate governing entities. Evaluate ALL the generated independent studies with the dignity of your office. Only in this way, can the developer and the City of Los Alamitos gain an ethically unbiased overview and avoid a negative/hazardous impact on the existing footprint of Los Alamitos, Seal Beach, Rossmoor, West Garden Grove and the Joint Forces Training Base of Los Alamitos.

Sincerely, Mr. Daniel Garcia

[REDACTED]

GG

From: [REDACTED]
To: [Tom Oliver](#)
Subject: PROPOSED 246 RESIDENTIAL UNIT PROJECT FOR 4665 LAMPSON AVENUE A.K.A. WEST ED PROPERTY
Date: Wednesday, November 2, 2022 10:47:43 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello Mr. Oliver,

My name is Victor Garcia, and my son participates in AYSO Region 159 at Arbor Park. I received notice that the office building which provides parking for AYSO participants during the week for practice and on weekends for games will be redeveloped into a residential project.

I would like to express my concern that any redevelopment which reduces the parking available for AYSO participants will be detrimental to the league's ability to continue to have activities at Arbor Park. The league has been a part of the community for over 40 years and has used the parking at 4665 Lampson Avenue for over 20 years. Youth sports and other activities serve as an integral tool in the development of young children including developing social skills, teamwork, and leadership skills. Any redevelopment of the site that detracts from that should be reconsidered or conditioned such that the youth sports at Arbor Park will not be negatively impacted.

Thank you,
Victor Garcia

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Stop project
Date: Wednesday, November 2, 2022 5:20:10 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Stop lampson project will increase traffic and crime

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Developement concern
Date: Wednesday, November 2, 2022 7:35:59 AM

 **IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender** [REDACTED]

For 20 years the parking lot on lampson at West Ed has a CalTrans park and ride. New development is missing the park and ride.

Also for 20 years the parking lot at West Ed has been used as a community parking lot to support the community park, Arbor that host AYSO games.

I don't see any plan for keeping this parking lot for the community park.

This need to be evaluated in the EIR.

John Geraghty

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 11:35:56 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Please reconsider this project. We live in College Park East and would be directly impacted by the additional traffic of this project.

Aesthetics
Air Quality
Cultural Resources
Construction Noise and road closure
Fire / Police / Medical Response
Greenhouse Gas Emissions
Hazards & Hazardous Materials
Land Use & Planning
Noise Pollution (vehicles on Lampson)
Population & Housing
Parking in our neighborhood
Public Services
Recreation
Road impacts from heavy equipment
Rodents
Schools / Libraries
Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)
Utilities & Service Systems
Views from our backyards

Lisa Gilbertson
[REDACTED]

From: [REDACTED]
Subject: Stop the Lampson Project
Date: Wednesday, November 2, 2022 2:36:25 PM



IRONSCALES couldn't recognize this [REDACTED]

To the City of Los Alamitos and Seal Beach,

Please consider the following impacts as you discuss adding the Lampson project to our existing one.

Aesthetics: right now, we have a beautiful land area with grass and a dog park used regularly for the Los Alamitos, Seal Beach, and surrounding areas. This also provides a unique, safe space for our children to practice and play sports. With this gone, we will see nothing, but buildings, no parks, and the vehicles that will not fit (due to low parking) in the proposed plan will fill our streets.

Air Quality: With the increased traffic, there will be increased emissions and a decrease in good air quality. We play outside daily in our neighborhood between sports, bike rides, drawing with chalk on the sidewalks, and visiting with neighbors. Our daughter has a disease called **Cystic Fibrosis**. We sold our house in La Mirada specifically to get to an area with better air quality. You are impacting our ability to enjoy the outdoors, but you could also jeopardize our daughter's lungs. If you do not know, this diagnosis is **terminal**; how we care for her lungs directly impacts the longevity of her life. Please consider our daughter's health and the many other individuals in our community with other lung conditions like COPD, Asthma, etc.

Cultural Resources: *NEPA, and CEQ regulations*, require that agencies consider the effects of their actions on all aspects of the "human environment." Humans relate to their environment through their culture, so the cultural aspects of the environment are integral to the success of our neighborhoods. Los Alamitos and Seal Beach are two small towns in a sprawling area. Our community culture makes our environment stand out; you could walk up to any neighbor and ask for help, have a conversation, and enjoy their company. This is because of our small town feel and how we have created safety within it. If you pack more people in a small area, you take away our identity as a community. You are also directly taking away our resources to provide a safe environment for our community to join together through sports and animal exercise. Our natural environment is used successfully, and if you build into that environment, you are taking our cultural resources away.

Construction Noise and road closure: The Construction noise will be too much to bear. Those in Seal Beach off of Lampson have already had to endure the 405 freeway project. That project was necessary for the well-being of our freeways; however, this is not necessary. We live in a community of million-dollar or multimillion-dollar homes; we should not endure years of construction noise. Furthermore, road closures will push cars into the Seal Beach Neighborhood, compromising our families safety.

Fire / Police / Medical Response: Orange County Fire Station 48 is the fire station that would handle this area. This fire station is already taking care of Leisure World and CPE, plus being a second to the Los Alamitos Community. An increase in people

increases the volume of calls, which increases the response time. We will have more deaths and less care for our community with a longer response time. With more people in such a small area, there will also be an increase in crime, and with an increase in crime, there will be more calls to our tiny, although excellent, department. This also increases response time, which could cost lives or cause property damage.

Greenhouse Gas Emissions: With the increased traffic, there will be increased greenhouse gas emissions and a decrease in good air quality. We play outside daily in our neighborhood between sports, bike rides, drawing with chalk on the sidewalks, and visiting with neighbors. Our daughter has a disease called **Cystic Fibrosis**. We sold our house in La Mirada specifically to get to an area with better air quality. You are impacting our ability to enjoy the outdoors, but you could also jeopardize our daughter's lungs. If you do not know, this diagnosis is **terminal**; how we care for her lungs directly impacts the longevity of her life. Please consider our daughter's health and the many other individuals in our community with other lung conditions like COPD, Asthma, etc.

Hazards & Hazardous Materials: With construction comes many hazards and hazardous materials. One thing to consider is building material waste. This may include damaged or unused nails, rebar, bricks, scrap metal, insulation, wiring, plaster, and cement. Other waste items are all the parts of these properties that are dredged out (trees, dirt, grass) and not disposed of properly, not to mention the loss of these as resources. A significant amount of hazardous waste occurs with large construction projects such as this, and even if disposed of properly can have an impact on our environment. This may include but is not an exhaustive list, paint, paint thinners, asbestos, fluorescent bulbs, mercury, strippers, etc. There are also demolition waste materials to discuss. There are asbestos and insulation risks even if disposed of correctly. Other items like wood, glass, and plastic would cause more waste.

Land Use & Planning: What I know about this planned community is that you are trying to pack a lot into a bit of space. You are risking the value of our land, property, and neighborhood. You are taking a piece of our community that has provided years of entertainment, from soccer practices to fourth of July firework observations to going for walks and letting our kids run free. You are also not planning any parks or areas to replace it with. This means thousands of people a week will enter the surrounding communities and create wear and tear on our community's facilities.

Noise Pollution (vehicles on Lampson): College Park East already has to deal with the noise pollution of the freeway, which is a large amount of pollution; if we add Lampson as a significant thoroughfare, we will be surrounded by noise. When we have family in our backyard, we already have to talk louder to hear each other over the traffic sounds of the freeway. Please consider this as you are considering adding to the chaos of sound that impedes us daily.

Population & Housing - To put 55 cluster homes, 114 townhomes, and 77 affordable multi-family apartment homes for a total of 246 homes. You are talking about adding thousands of people. Within the cluster homes, you are talking about an average of four people per home, making the number 220 people with an average of three vehicles and 165 added cars to the area. Then you have the 114 townhomes with an average of four people and three cars, which is 456 and 342,

respectively. Low-income housing is a beast of its own. Whether you like it or not, multiple families will live in these apartments. It may not start that way, but it will move that way. So in the apartments, you are talking about an average of six individuals, if not more but for the sake of this discussion, let's say six with an average of four vehicles. That is 462 people and 308 cars. This makes a total of 1138 people and 815 cars. Our community cannot withstand such increases in vehicles and people. Our schools are already maxed out with five elementary and two middle schools. The issues this will cause are astronomical. Because tenants will live close to one another, the likelihood of tenant disagreements rises substantially. This will come in many forms – noise, clutter, smells, and parking. This could also contribute to turnover; the more turnover there is, the less pride of ownership there is.

Parking in our neighborhood: If we add 815 cars to a tiny neighborhood, you add twice that during holidays. Where do you propose they park? Even if we end up with permitted parking only in our neighborhood, who will enforce it? And where are they actually going to park? This is a nightmare; please consider us before you do this.

Recreation: As already discussed, you are removing a recreational area, not adding another one that will push people into surrounding neighborhoods. This will lower the value of our neighborhoods, create more crime, and overall create a feeling of unease. With safety being a concern, those of us who already paid millions to get into the seal beach community are at risk of losing all value in our homes. Are you going to recoup the loss? Give us some of the profit?

Rodents: When the freeway project went underway, we killed upward of 6-10 rodents in our home weekly. We had never killed or had any signs of rodents in our home for the three years before that. This will be no different. We could barely live in our home during this increased rodent time. When you start digging in those fields, the wildlife will have to go somewhere. They will be killed because it is unsafe for humans to cohabitate with rodents in their homes. We have a child with Cystic Fibrosis and another child with chronic allergies. The amount of dander, poop and other waste materials they create is detrimental to my children's health.

Schools / Libraries: Right now, in our schools, we have fundraisers; that is right, the parents pay money out of their pockets to keep our class sizes manageable so that our children can learn. If we add 400-500 children to five elementary schools, two middle schools, and one high school, where will they go? Most of us live here because of the excellent air quality, the great community, and the schools. You are risking all of this with one project. You are risking everything we have worked for and taking money away from us to put in your pocket. Did you know we only have two very small libraries between Los Alamitos and Seal Beach?

Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc.). I have seen bodies covered at this intersection more than once since we lived here. This is with our current community. Adding 800-2000 cars down this small street will only worsen it. Our children cross these roads, ride their bikes and play at Heather Park. Will they even be able to be kids?

Utilities & Service Systems - I wonder if you have used our internet; it could be better. It is an old system that is barely equipped to handle our current neighborhood. What about water consumption, electricity, and trash (oh, the

garbage)?

Clearly, as a community, we have negative feelings about this project. This is too much for our community to handle. Please consider these things as you make decisions on all of our futures. Yes, you may get more money in property taxes, but if it drastically decreases the current value of the existing homes, you will lose money in the long run. The reason our values are so high is because of the small community feel that our towns have. It's why we chose to move to seal beach and not other nearby beach communities.

With great respect and concern,
Carlye Glonchak

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Project Comments
Date: Monday, October 31, 2022 11:30:25 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

We have lived in College Park East for over 27 years. Our daughters went to McGaugh Elementary, McAuliffe Middle School and Los Alamitos High School. Our nice, quiet, peaceful area is going to be ruined by overbuilding on Lampson. I saw this happen when they tore down the movie theater on Seal Beach Blvd and put in more shops and stores and built The Target Center across the street. They have overbuilt and that brings more traffic which causes more car accidents just in sheer volume alone. They are ruining the area with over building and making it turn into a miniature Los Angeles. We moved to this part of Orange County to escape the LA congestion and traffic and if this project goes forward we will be truly following in the footsteps that have made living in Los Angeles a nightmare for so many. Either stop the project altogether and leave the open space on Lampson as it is or scale back the project in a huge way. Otherwise our beautiful small town will truly turn into Los Angeles. It is already heading in that direction, judging by the construction on continual construction on Katella.

Thank you for listening.

Ellen Goldenberg
[REDACTED]

Sent from my iPhone, please excuse any typos

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Project Comments
Date: Monday, October 31, 2022 11:30:25 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

We have lived in College Park East for over 27 years. Our daughters went to McGaugh Elementary, McAuliffe Middle School and Los Alamitos High School. Our nice, quiet, peaceful area is going to be ruined by overbuilding on Lampson. I saw this happen when they tore down the movie theater on Seal Beach Blvd and put in more shops and stores and built The Target Center across the street. They have overbuilt and that brings more traffic which causes more car accidents just in sheer volume alone. They are ruining the area with over building and making it turn into a miniature Los Angeles. We moved to this part of Orange County to escape the LA congestion and traffic and if this project goes forward we will be truly following in the footsteps that have made living in Los Angeles a nightmare for so many. Either stop the project altogether and leave the open space on Lampson as it is or scale back the project in a huge way. Otherwise our beautiful small town will truly turn into Los Angeles. It is already heading in that direction, judging by the construction on continual construction on Katella.

Thank you for listening.

Ellen Goldenberg
[REDACTED]

Sent from my iPhone, please excuse any typos

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Ave West Ed Property
Date: Wednesday, November 2, 2022 9:05:21 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

I am concerned about the proposed West Ed Property. I urge you to reconsidered moving forward with this development as it will negatively impact my family as a home owner in College Park East and a parent of players within AYSO region 159. I'm concerned about noise pollution, overcrowding of Heather park, non CPE residents crowding the streets in CPE with their cars, traffic safety on Lampson, and the negative effects this project will have on AYSO soccer. Please do not move forward with the Lampson Ave West Ed property.

Sincerely,
Melanie Gotto (CPE homeowner/AYSO parent)

From: [REDACTED]
To: ikalmick@sealbeachca.gov; [Jordan Nefulda](#); [Mark Chirco](#); mvaripapa@sealbeachca.gov; [Shelley Hasselbrink](#); smassalavitt@sealbeachca.gov; ssustarsic@sealbeachca.gov; [Tanya Doby](#); tmoore@sealbeachca.gov; [Tom Oliver](#)
Subject: Lampson Project
Date: Sunday, October 30, 2022 8:56:03 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

I am concerned about the proposed development on Lampson Ave. at the current WestEd site for a variety of environmental reasons: traffic congestion and safety, gas emissions, hazardous materials, air quality, noise pollution, and more.

Please do not move forward with this project. Feel free to contact me.

Michael R. Gotto, Ed.D. (CPE Homeowner)

[REDACTED]

--

Blessings, Michael R. Gotto, Ed.D. [REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Saturday, October 29, 2022 4:01:44 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To whom it may Concern,

I am writing in response to the proposed Lampson housing project.

My name is Jennifer Graham and I have been a homeowner in College Park East since 2009. I also grew up in West Garden Grove(right off Lampson/Valley View). I believe the proposed project will negatively impact the area. This will significantly increase the traffic on Lampson in both directions. Over the years, there has been issues with speeding, leading to terrible accidents on Lampson(some fatal). The timing of the signal at Candleberry has also lead to horrible t-bone accidents for cars leaving the neighborhood(it is a blind corner exiting the neighborhood with a very short transition from red on Lampson to green on Candleberry, Lampson drivers speed through the light). Also, on a busy morning for AYSO and the dog park, Lampson becomes dangerous due to increased traffic and people not knowing what driveway to turn into. The left hand turn into these driveways often spills out of the turn lane into traffic reducing it to one lane in the east direction.

My questions are:

- 1)Are additional traffic signals being planned?
- 2)Is the overflow parking expected to be College Park East? If so, is Seal Beach planning overnight permit parking only in College Park East?
- 3)Is Los Alamitos planning to compensate Seal Beach for increased use of its Public Services(i.e. police who patrol and investigate accidents on Lampson)? Will the Los Al police/fire departments be responsible for responding to incidents in the proposed neighborhood, and will potential tenants be informed on potentially longer response times due to distance from the rest of of Los Al?
- 4)How will this affect public utilities(especially in summer months)? Is the proposed project on the Los Al grid or Seal Beach electrical grid?

Thank you in advance for your attention on this important issue. I look forward to your response.

Sincerely,
Jennifer Graham M.D.

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Save Arbor park
Date: Wednesday, November 2, 2022 12:00:09 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Please do not take away the parking or field for our AYSO youth soccer. This is the sport my son adores and he has all of his friends in this location. We will not be the same without this vital location. Find a another location for your project, you will be affecting too many future sports events for our youth. it's time to care about another human and quick being driven by greed.

Thank you,

Crystal Greeley

[Sent from Yahoo Mail for iPhone](#)

From: [REDACTED]
To: [Tom Oliver](#)
Subject: PROPOSED 246 RESIDENTIAL UNIT PROJECT FOR 4665 LAMPSON AVENUE
Date: Wednesday, November 2, 2022 1:19:49 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Tom

As a long time resident of Seal Beach and College Park East (CPE) I am very concerned, for a number of reasons, about the proposed development of the former West Ed property. My concerns include:

1. elimination of the parking historically made available by the property to support AYSO and other Arbor Park activities.
2. the proposed development has inadequate parking planned for the number of units so it is highly likely overflow will migrate into adjacent CPE
3. the proposed development does not include reasonably safe access to Lampson Ave (access is not via traffic signals) and will also substantially increase traffic both during construction as well as post construction
4. the proposed development does not include an adequate park (playground, basketball courts, etc.) for the size of the development and so families will be flocking to the CPE (Seal Beach) parks

I hope you will take these into consideration for any approvals for development of the property.

Sincerely

Jeff Grgas

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 9:29:28 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear All

It is remarkable to propose this location for such a high density, boilerplate housing project. The idea of state mandating housing is rather ridiculous by itself and most likely won't achieve the results it is intended to, but proposing this right next to a neighborhood with completely different characteristics defies pretty much every urban planning principle in the book. Self inflicted wound is perhaps best way to describe this, very short sighted. Destroying livability is essentially akin to asking those who live there to move somewhere else. Perfect way to diminish the attractiveness of the city in the long term by making life miserable for those who live there.

Clearly this can have a significant impact on our neighborhood and such consequences will be unacceptable and unfair but ultimate losers will also include the city of los Alamitos and city of seal beach.

This project location appears to be ill conceived in many ways. Right next to Arbor and Dog parks, which are two of the busiest recreation areas in the city, with arbor park hosting soccer events every week. There is absolutely no way lampson can handle this added traffic due to this development. There is absolutely no way our parks can handle this additional demand from the new condensed housing. It will create parking issues in our neighborhood, crime will go up. It will be a disaster from urban planning perspective and not only diminish value of our neighborhood but our city as well.

As a CPE resident, and an engineer/consultant who has contributed to many planning studies as part of numerous developments across California, I strongly recommend reconsidering the proposed location for the high density housing. This will certainly have a significantly negative impact to its neighbors. And those "neighbors" will likely use every legal tool they have to oppose this development location of which not only defies common sense but likely would not pass any objective criteria/test either. Hopefully, this idea goes away but if not an extensive due dilligence process should be expected and planned. Studies by reputable consultants/experts that investigate and quantify the short/long term impact of the proposed location on its surrounding communities and the city overall should be performed. If these studies are done by the developer, they should be independently peer reviewed by the city and findings should be objectively reconciled. Community members also should be given access to these studies and also an opportunity to perform independent peer reviews, and city should collect their comments. All comments need to should be addressed satisfactorily.

Thank you,

CK GULEC, PhD, PE



From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@Gmail.com
Subject: Lampson Project Comments
Date: Sunday, October 30, 2022 12:07:57 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi City Staff Members,

Please stop the Lampson project. This project unfavorably impact our kids future with more traffic, cars and reduce the parks and open green spaces per person. This new housing will make Rossmoor, Los Alamitos and Seal Beach less desirable places to live and have a long term unfavorable impact on house prices (less taxes for the city in the long term).

Other unfavorably impacts are:

Poor Aesthetics

Worsening Air Quality and Greenhouse Gas Emissions

Increasing Hazards & Hazardous Materials

Increasing Noise, Population & Housing

Please stop this project for our kids' future.

Thanks,

Gizem Gulec
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 6:11:47 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Please don't allow this project to move forward. It will have a lasting impact that will negatively affect our city.

Why do we need more housing like this? The revenue from it is not worth the: Additional Traffic which impacts Air Quality

Construction Noise and road closure in order to build it

Noise Pollution (vehicles on Lampson)

Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)

Loss of Parking in our neighborhood

Last but not least, the impact to our Schools. Increased class size is not ok.

Thank you for your consideration.

Jennifer Halls



From: [REDACTED]
To: [Tom Oliver](#)
Subject: 4665 Lampson Avenue Project
Date: Wednesday, October 19, 2022 8:39:23 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi Tom,

I spoke with you today about my concerns 4665 Lampson Avenue Project. My name is Holly Harris, and I am the homeowner of [REDACTED] in Seal Beach; I have many concerns about the project and have to let you know my neighbors know nothing about the project when I told them in complete shock.

Since your meeting is about the environmental issue, these are the issue that I would like you to consider the test on.

<!--[if !supportLists]-->• <!--[endif]-->Wildlife- endangered habitat, plants, nesting birds

<!--[if !supportLists]-->• <!--[endif]-->Noise pets, feral cats, and dogs increase of rats population spilling over and preying on birds and nests

<!--[if !supportLists]-->• <!--[endif]-->Did you search California's natural diversity database for a list of species and their habits threaded and endangered specials

• <!--[endif]-->Have the city reviewed the CEQA Report on environmental impact

[California Environmental Quality Act \(CEQA\) Review](#)

California Environmental Quality Act (CEQA) Review

The Department of Fish and Wildlife manages California's diverse fish, wildlife, and plant resources, and the ha...

<!--[if !supportLists]-->• <!--[endif]-->WATER we are in a significant drought building more housing crowding

<!--[if !supportLists]-->• <!--[endif]-->Traffic on Lampson this proposed new neighbor would only have one way out on Lampson, and Collège Park East

has only one way out of the neighborhood off Lampson. The danger level in an emergency trap many people.

`<!--[if !supportLists]-->`• `<!--[endif]-->`Sanitation, trucks, and lots of garbage allocated for landfills

Please send me any information and keep me updated. I also want to be involved and plan on getting my neighbors in College Park. I believe the city of Los Alamitos has not adequately informed the homes and people in the surrounding area it will affect the most.

Holly Harris

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [REDACTED]
Subject: The Lampson Project
Date: Wednesday, November 2, 2022 2:04:18 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello Mr Oliver,

We are Joan and Walt Horne and live at [REDACTED] across the street from Heather Park. We have been out of town for the last month and just arrived home to discover the Lampson Project in it's planning stages. We are very much against it and believe it will ultimately result in the Naval Air Force Base having to close with family residential living so close to the them for reasons of noise and potential danger. This Lampson Building Project is NOT okay with us and I would bet the same with the majority of residents who live in College Park East. The traffic congestion on Lampson would be a nightmare going either to Seal Beach Blvd. or Valley View. There's a huge patch of open land on the other side of the 405 freeway. Why not look there for building instead of here? I tried calling you this afternoon, but you were in a meeting. My mobile # is [REDACTED]. We are planning on coming to the meeting at the Ayres Hotel on Weds, Nov. 16th.

Sincerely,
Joan and Walt Horne

Sent from my iPad

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Ave project EIR comments
Date: Wednesday, November 2, 2022 11:50:27 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

In regards to the PROPOSED 246 RESIDENTIAL UNIT PROJECT FOR 4665 LAMPSON AVENUE

Development of this project would impact the community in a negative way by taking away parking opportunities for the AYSO soccer fields and dog park

It will increase traffic and pollution .

Youth soccer provides life skills for our youth by build leadership and teamwork. Soccer also keeps kids physical fit and gives structure and purpose .

Access to parking for the fields is vital. I am not in favor of this project as proposed.

Sent from my Verizon, Samsung Galaxy smartphone

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@Gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 1:08:32 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To Whom it May Concern,

I was born in Los Alamitos 53 years ago living in Carrier Row, Rossmoor and now College Park East. I was recently made aware of a building project that is set to go in on Lampson across from College Park East. Development is inevitable. I understand that. Our community is growing and being that we are Los Alamitos/Seal Beach, we will always continue to be a hotspot for young families. But I was appalled to hear that this project is moving quickly with little resistance or compliance to impact studies.

Since this is my first time ever addressing city officials regarding a development in our town, I want you to know that this project should have to submit to every study possible before being granted permission to build. Nobody should be above the rules and you folks should have all of the information as it pertains to environment, traffic, Fire and Police services, parking, overall population impact as well as school impact on our already overpopulated school district. This decision should not be taken lightly.

I would like to see our City of Seal Beach politicians getting involved in this fight against this project. How convenient is it for Los Al to approve this build when the majority of the impact is on the community College Park East (CPE). We would deal with the noise pollution, air quality, traffic and parking issues that come with building that many new homes not the City of Los Alamitos.

Somebody over there in the City of Seal Beach needs to stand up and fight for us in this neighborhood. **I DO NOT WANT THIS BUILD TO HAPPEN IN OUR NEIGHBORHOOD WITHOUT ALL THE PROPER IMPACT STUDIES DONE AND REVIEWED.**

Respectfully,

Terri Hubert



From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: The Lampson Project - AGAINST
Date: Tuesday, November 1, 2022 3:42:53 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

To all of those reading this let me first introduce myself. I was born and raised in Rossmoor, starting in 1982, graduated Los Al High School in 2001, currently live in College Park East with my wife who grew up in CPE and graduated from LAHS in 2002, and I've been a business owner in Los Alamitos since my high school days. Also, my children, 4 and 7 currently go to school at Weaver. I love this area, as many others do. It's unique that unlike neighboring cities, a lot of us who grew up here, stay here. We know all of the same people, relish in the same places, all of the amazing memories of Rossmoor Bowl, the Super Saver movies, Nick's Deli, the list goes on. Something that none of us want (at least my family certainly does not want), is the large Lampson project. I enter and exit College Park East from Heather multiple times a day. The current use of that land as a baseball/soccer field, dog park, and commercial offices is perfect. It's a great mix of use and it doesn't cause any extra congestion to what can be an already dangerous street, ESPECIALLY at night (which I'm sure is why after 11pm the light stays red by the liquor store on the SB/GG border. Adding all of these extra homes with insufficient parking and close proximity to a neighborhood like CPE will do nothing but cause extra traffic, more dangerous driving conditions, and potential problems for homeowners who live closest to this project with people needing to park there, walk across Lampson, etc. I would also be worried about the possibility of increased crime in the area. Our tri-cities area is beautiful, this project does NOT represent us as a community and I'm sure you're hearing the outcry. Please, as someone who has lived here for 40 years, do NOT allow this project to commence.

Thank you,

--

Bret Hudzietz, E.A.

Financial Representative

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Securities and advisory services offered through LPL Financial, a Registered Investment Advisor, Member
FINRA/SIPC

The information contained in this email message is being transmitted to and is intended for the use of only the individual(s) to whom it is addressed. If the reader of this message is not the intended recipient, you are hereby advised that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please immediately delete.

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 7:34:25 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To whom this may concern,

You cannot build the projected Lampson Ave. development for multiple reasons. I am a young mother living in College Park East with two young children aged 7 and 4. Our 4 year old son has environmental allergies and skin eczema, which is impaired with poor air quality. When the air quality is poor, he suffers from asthma attacks. His skin also flairs up with itchy eczema. The machinery and vehicles needed for the development on Lampson Ave. will produce pollutants and impact the air quality. This will cause an asthma attack that could send my son to the emergency room, which is a financial burden, even having health insurance. His skin will be itchy and he itches until he bleeds when it's bad. Will you provide financial assistance to cover this cost?

What about those living nearby without the resources that I have, such as health insurance? What can you provide for them? I have transportation, it will be halted by your project and cause a burden to them. What about those without health insurance and the impact the air quality you produce will cause them? That will be a huge detriment to them.

The absurd amount of traffic we will all experience is going to be horrific. We have 9 schools in Seal Beach, Rossmoor and Los Alamitos that are impacted with kids coming and going to school. As a mother who drives her kids to and from school, I do not welcome any road closures. The parking within College Park East is going to be completely insane. Car break ins are going to increase! Crime is going to increase near my home with my small children! No!! If my husband works late, I cannot imagine having to experience criminals in our neighborhood alone.

Closing the road will hurt emergency responders helping anyone in need who live off of Lampson Ave. and nearby. My children and my family are my world and if anything happened and God forbid I had to call 911 for help, your project would lengthen the time it would take him to get to us. Every second counts in an emergency. Whether a child is choking, bleeding badly, having an asthma attack, etc.

There are a lot of new families close the projected area on Lampson. As a mother, I know very well how important the quiet is for (a baby especially) sleep. If there are loud noises from this that wake up sleeping babies, toddlers, children, adolescents, young adults needing to go to work, that would be a huge stress and burden to all of those families. My family included.

Traffic safety on Lampson with this project is going to be critically low. The u-turns needing to be made, road rage it will cause, the cut-thru traffic into the neighborhood I live in is unwelcome. There will be extra cars with more frustrated drivers and that is a dangerous combination.

The Lampson Ave. is already a busy street that goes through many cities. It is heavily trafficked and does not need any more traffic. Especially right by our small neighborhood. It is NOT welcomed and will produce more pollution, car accidents, traffic, unsafe driving, and delay commutes for everyone.

Youth sports at Heather Park and Arbor Park will be stopped during this project. AYSO soccer plays at Heather Park and your project will stop and relocate all of those practices and games. That is a burden of time for all of those children and their families, please respect us local families and our time.

This is not a positive project either. The housing and population you want is completely unwelcome by my whole family and many of my neighbors and friends. Please do not do this project, please. My family is my world and my life savings have gone into our home. If you make our home a lower value from this project, we will be devastated. Please do not build low income homes there. We are a nice city with high property value that we paid for. We are good people with honest jobs, kids in school and pets in our home. My parents and grandparents live in college park East on Sunflower and on Ironwood. We live on Dogwood and cherish this small city and quaint neighborhood. Please do not put in low income housing on Lampson Ave. I beg of you. We do not want it. Please stop this project. We do not see any positives from it, and only many negatives that I have mentioned above.

Jaclyn Power Hudzietz

[REDACTED]

[REDACTED]

Tom Oliver

From: [REDACTED]
Sent: Friday, October 7, 2022 12:19 PM
To: Tom Oliver
Cc: Schelly Sustarsic
Subject: 4665 Lampson Ave.



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender

Good morning Tom,

Our primary concern in our household is the need for trees in our community. On the housing plan it looks like all the trees are being ripped out. There is a lot of history with those trees in our community. They are important to the environment in our community. It seems like the open space on the project is very limited. And the neighbors will become dependent on the park resources provided by Seal Beach. The environmental impact of destroying those trees is a cause for concern.

The amount of vehicles at that location will create automobile pollution. Lampson Avenue will turn into Lampson Highway.

Is it possible to only have one entryway where the primary apartment entryway is?

This way there's no disruption for the residence off of Rose and Lampson?

This developer has a lot of experience and I don't see why they can't design to keep the trees.

Thank you for your attention.

Hector Huffington

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 8:44:06 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To Whom it May Concern,

My name is Grace Hughes and I live in College Park East. These are my questions/concerns about the lampson project:

1. As you know, there are no schools in CPE. During school drop off and pick up times, there is a lot of traffic to Rossmoor. It is already nearly impossible to take a right onto Seal Beach Blvd and a left onto St. Cloud Dr from 745am-8am. How is the developer planning to help alleviate the congestion during school drop off hours?
2. Parking - in the completed high density housing project off of Chestnut st and Sausalito St, there is never any parking. Although the developers are abiding by parking requirements, in practice, there are always more cars per unit than anticipated. How will the developer plan for overflow/guest parking?
3. During demo of the existing building, how can we make sure the air quality remains safe for families and children?

Thanks,
Grace Hughes

[REDACTED]

From: [REDACTED]
To: [Tom Oliver; citymanager@qccity.org](mailto:citymanager@qccity.org); jingram@sealbeachca.gov
Subject: Lampson concerns
Date: Saturday, October 15, 2022 1:37:18 PM

 **IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender** [REDACTED]

Good afternoon

I am writing to share my concerns about the Lampson housing project. I live off Lampson avenue to the south in the College Park East neighborhood of Seal Beach. I already have a long wait to exit the neighborhood to get our daughter to school on time and then later to leave for work, a long wait to access the 405 on ramps despite recent construction, and a long wait to turn on to Lampson from southbound Seal Beach Blvd. Access to the 405 and 22 off Valley View is also an issue. I would like to point out for consideration that any data collection about Lampson traffic flow is going to be skewed by current hybrid work situations, which are slowly beginning a shift back to more days commuting in to an office for some but are not yet normalized, and we will likely not have an accurate measure any time soon. College Park East (I can't speak for Garden Grove) is also slowly shifting from retired residents to young families, which will be leading to increased commuter traffic without additional housing in the coming years, adding to concern that traffic flow cannot be accurately measured yet.

I would also like to know if this will increase neighborhood rolling blackouts with an increased strain on the local grid? California just passed no gas emission car sales effective 2035; will there be sufficient charging stations to accommodate the housing parking spaces and has this been accounted for in the increased burden on the grid?

Local parks are small and not equipped to handle increased traffic, and do not have restrooms as they are generally used by kids who can walk back home quickly when needed.

Will there be increased funding for local police and fire departments to accommodate increased residents? How will the local schools manage increased student residents? I was told that this year already some students were moved last minute from their home school of Hopkinson due to space constraints however I do not know how accurate that information was.

We also already struggle to find parking at the dog park on "soccer Saturdays," even with AYSO parking spilling into the lot that would be used for this project. There is not a sufficient turning radius in the dog park lot for easy turn around when full, and I fear this would result in decreased safety of people trying to use these facilities.

I propose the following ideas, keeping in mind that Los Al will benefit from new property revenue but the local people impacted will largely be Seal Beach and Garden Grove residents:

1. The city of Los Alamitos identify alternate entrance/exit into proposed new project that will distribute traffic more equitably between Los Al, Seal Beach, and Garden Grove residents
2. The city of Los Alamitos should pay for increased need for maintenance on Lampson including road kill clean up, and speed bumps on local Seal Beach and Garden Grove

neighborhood streets at risk of becoming Lampson avoidance routes (Ironwood, Aster, and Richmond and input from residents about other streets potentially affected)

3. The city of Los Alamitos should allocate funding for increased residents needing access to public services including fire and police departments, and school district amenities
4. The city of Los Alamitos (NOT the school district) should fund public transportation for students living in Seal Beach College Park East and the new housing project to their Los Al USD school of attendance (not home school, in case students are redistributed), rather than the current fee for use of bussing, to decrease school commute traffic in and out of the neighborhood during peak school hours. I'm not familiar with Garden Grove school transportation policy, but the city of Los Al should consider same for student residents affected by crossing through or near the Lampson/Valley View intersection, in order to decrease family commute traffic as increased residents will also affect traffic during peak commute hours in this direction.
5. Los Alamitos fund the building of public restrooms at local parks in College Park East and Garden Grove parks likely to experience increased traffic from people further away from access to their home personal bathrooms, and consider less housing units and more local playground space for residents in new development complex
6. Sadly I can't think of a good solution for soccer field and dog park access at this time but am hopeful someone will be able to

Thank you for taking the time to read and consider my concerns.

Sincerely
Kat Hyatt

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Arbor park-Lampson Project.
Date: Wednesday, November 2, 2022 11:12:44 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good morning Tom,

I know you are probably bombarded with emails regarding the Lampson project. It's disappointing that it's even a question as to why it shouldn't be done. That park is part of a program for kids. It's disappointing that we can lose the value of neighborhood style. I moved here in 2018 because I loved the quietness and neighborhood style. I hope you can reconsider the Lampson Project.

--

Thank you,

Cindy Ivandic

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Re: Lampson Project
Date: Monday, October 31, 2022 2:32:51 PM
Attachments: [image002.png](#)
[image003.png](#)

Thank you, for responding and I realize you have possibly no answers at this time. But do you know anything you can share regarding the timeline the possible possibility of this going thru? Where do we go to share our concerns or are you the person? I understand there a meeting on the 16th, correct? Is there proposal for another entrance or street to alleviate the impact on Lampson? Maybe one that will filter in and out through Los Alamitos somehow?

Just some thoughts.

Thank you again,
Karen Iwakoshi

[Sent from Yahoo Mail for iPhone](#)

On Monday, October 31, 2022, 2:11 PM, Tom Oliver <Toliver@cityoflosalamitos.org> wrote:

Hi Karen,

Good afternoon. Thanks for your response. The City will consider these issues as a part of the Environmental Impact Report.

As always, if you have any questions, please email or call me,

Tom Oliver

Associate Planner

City of Los Alamitos

3191 Katella Avenue

Los Alamitos, CA 90720

(562) 431-3538 x303



From: KAREN & MICHAEL IWAKOSHI [REDACTED]
Sent: Monday, October 31, 2022 9:44 AM
To: Tom Oliver <Toliver@cityoflosalamitos.org>
Subject: Lampson Project

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

I live in College Park East, looking at the big picture here and thinking what the heck do you think this is going to do to the traffic in this area??? We are very impacted now have you driven on Seal Beach Blvd to Lampson and Valley View almost a parking lot can you even imagine what this will do adding so many more dwellings? The long term effect on the over all environment of the area is key here we live here because of the area and this will impact this area tremendously and if you find that the EIR shows otherwise I'd be surprised? The TRAFFIC alone has to be the worst part of this plan.

PLEASE make other arrangements I fear that money for this is the only reason to make this happen at the cost of homeowner just right across the street who has lives here for years and raised their families. This will impact them/us 100 fold and no consideration to them/us!

What can we do to encourage or stop this wrecking ball from happening?

Thank you for some or any consideration,

Karen Iwakoshi

From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov)
Cc: StopLampsonProject@gmail.com; jkalmick@sealbeachca.gov; [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); mvaripapa@sealbeachca.gov; [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); smassalavitt@sealbeachca.gov; ssustarsic@sealbeachca.gov; [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); tmoore@sealbeachca.gov
Subject: Lampson Project Comments
Date: Sunday, October 30, 2022 2:59:35 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To Whom is May Concern:

My name is Maren Jackson and I live at [REDACTED] in Seal Beach with my husband, six year old daughter and two month old son. I can be reached via email or on my cell at [REDACTED]. We just recently learned that there are plans to put a 240 unit complex almost directly behind our home. I am extremely troubled by this news. Further, there are so many unknown factors related to how this construction will affect the environment, the rodent issues, the visibility into our backyard, the increased traffic behind our home, and more.

What studies/projects have been done to assess what the effect will be for the local residents? In the city my parents live in, they put up a small flag to the height that the proposed construction will be so that local residents can see how their property will be viewed by the new build. Has this been done? Further, we have a terrible rodent problem in this neighborhood and this construction and displacement of these rodents will only cause an influx of them in our neighborhood.

I am also very concerned about traffic, noise, hazardous materials, thr lack of parks in the community causing the 240 units to use the local neighborhood parks, accidents and the environmental impact. What has been done to asses these?

Please advise ASAP at the contact info listed above.

From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov); [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Lampson Housing Project
Date: Tuesday, November 1, 2022 8:49:57 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good evening,

I am writing to request environmental studies be done on traffic safety, parking, population, and recreation regarding the projected high-density housing development on Lampson Ave. As a homeowner in College Park East (CPE), I am concerned about the effects this development will have on the quality of life in the neighborhoods of Seal Beach, Los Alamitos, and Garden Grove. In reviewing the developer's plans for the project, I find the height of the buildings and the lack of parking, traffic signals, and recreation space unacceptable. The inadequate number of parking spots for the projected number of residents will result in the surrounding neighborhoods' streets serving as regular overflow parking. My home is on the corner of Heather and Hazelnut, across from Heather Park and I think it is safe to assume the streets surrounding the park and along the side of my house will become very crowded with parked cars regularly. In addition to the residents of this development using CPE streets for parking, evenings and Saturdays during sporting events/practices at Arbor Park will bring more people needing to park in the neighborhood and then walk across Lampson. With Lampson already being a busy street with high speeds, I am concerned that an increase in traffic and pedestrians could be a major safety issue.

I would like to request that the developer be limited in the number of units they may build and those units be restricted to two-stories, rather than three. I would also like the developer to be required to build a recreation space and increase parking to a more reasonable number to accommodate the maximum number of projected residents and their guests. Additionally, a traffic signal must be strongly considered so that residents do not need to make unnecessary, dangerous u-turns at Heather Ave. and Rose Ave. Thank you for your time!

John Jacobs
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov); [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmooore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Lampson Project
Date: Tuesday, November 1, 2022 8:26:52 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good evening,

I am writing to express my concern over the projected high-density housing development on Lampson Ave. As a resident of College Park East (CPE), I worry about the affects this development will have on the quality of life in the surrounding neighborhoods. Among other things, my primary concern is regarding traffic, parking, and safety. I have reviewed the plans made available by the developer and find the lack of parking, traffic signals, and recreation space completely unacceptable. My home is on the corner of Heather and Hazelnut, across from Heather Park. The insufficient number of parking spots for the probable number of residents will inevitably result in the surrounding neighborhoods' streets serving as regular overflow parking as there is no parking on Lampson Ave. This is unacceptable and will result in traffic congestion and safety issues. In addition to the residents of this development using CPE streets for parking, people attending sporting events/practices at Arbor Park will also have to park in the neighborhood and cross Lampson. Lampson is already a busy thoroughfare with motorist driving too fast around blind curves. An increase of up to 800+ more residents in the area will only increase traffic and my fear is that with an increased number of people, mostly children, crossing Lampson there is a high likelihood of tragic accidents.

I would like to respectfully request environmental studies be done on traffic safety, parking, population, and recreation before plans go any further. Thank you for your time!

Shanna Jacobs
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Residential project for 4665 Lampson Ave.
Date: Wednesday, November 2, 2022 1:03:02 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello Tom,

I'm writing in support of our local AYSO regarding the upcoming project on Lampson. I just wanted to relay the value to local families of our use of Arbor Park and the adjoining parking lot for AYSO. All 3 of my kids have been practicing and playing there for several years. It would be a shame if we lost access to the parking and the park itself.

Thank you for your time and consideration.

Regards,

Somi Jayasinghe

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 12:04:25 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To The Cities of Los Alamitos and Seal Beach,

I wanted to voice my opinion and concerns about the Lampson Project. I currently reside at [REDACTED] We are located directly across from Heather park.

We have 2 small children, ages 7 and 10, who play at heather park as well as play outside and ride bikes outside our house. I am concerned for their safety as the project will increase traffic and cars significantly in our neighborhood. I am also concerned about the impact it will have on our already run down parks in college park east as well as parking. Another huge concern is the safety on Lampson, as it is already a dangerous stretch of road with MANY accidents and even fatalities.

This project will also impact College Park East housing prices in a negative way and will make this community lose its feeling of being a small quiet community.

Other concerns are;

- Aesthetics
- Air Quality
- Cultural Resources
- Construction Noise and road closure
- Fire / Police / Medical Response
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise Pollution (vehicles on Lampson)
- Population & Housing
- Parking in our neighborhood
- Public Services
- Recreation
- Road impacts from heavy equipment
- Rodents
- Schools / Libraries
- Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)
- Utilities & Service Systems
- Views from our backyards

Please hear our voices of concern as the whole neighborhood and surrounding areas do NOT want this to happen.

Thanks you,
Tiffany Joyner

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@Gmail.com
Subject: Please stop the Lampson Project Comments
Date: Wednesday, October 26, 2022 7:00:38 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Greeting,

In regards to the propose housing project. I live in College Park. Seems like we already have enough traffic on Lampson, and homeless people starting to take roots. The schools are already impacked with the folks crossing the boarder etc. I would appreciate a no vote on the project. If you can't do that, Maybe cut the size in half, ad parks , seniors only and maybe other ideas to limit the impact.

Thanks

Michael and Karen Kadletz

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Project concerns
Date: Saturday, October 29, 2022 6:16:07 PM

 **IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender** [REDACTED]

Hi, I live in College Park East, right across Lampson Avenue from where this proposed project will be. Our neighborhood has concerns regarding the extra traffic, particularly in the morning rush hour, this will create by the intersection of Lampson and Seal Beach Boulevard. That is the ONLY Way we can get from our neighborhood to all the area schools. They will also be the only way for people living in this new development to get to those same schools. We only have two ways to get out of our development. We also have to deal with all the traffic cutting through Lampson Avenue when there's an accident on the 405. I also fear that when the 405 construction is done, there will be log jams where the freeway narrows going into Long Beach, causing even more cars to take shortcuts on Lampson Avenue. I hope your environmental impact study will take this into account.

I also have concerns about inadequate parking, which is going to cause people to come across the street and park in our neighborhood. I also have concerns that you are not building tennis courts. We only have two for entire development, and I'm sure people in this new development will come across the street and play on our tennis courts, financed by the city of Seal Beach. You really need to provide tennis courts for your own development, to prevent this from happening. It is the only fair thing to do, since it is already hard enough for us to get an empty court. I have to sit there with my daughter for over an hour sometimes waiting. We shouldn't have to wait longer because we paid for the upkeep of this court with our Seal Beach tax dollars, and people from another city will be using our facilities at our detriment, if you don't provide adequate recreational facilities for your residents. Yes, it would be less land to build more houses, which means less tax revenue, but please be fair to your neighbors in Seal Beach!

I want you to remember when the people of Rossmoor complained about the LA fitness that was proposed to go into the shops at Rossmoor, within the city of Seal Beach, many people in Seal Beach had their backs (I was one of them), and fought with them to help defeat that proposed construction. We didn't have to do that, because that location didn't really affect our day-to-day lives. Just like this development happens to be in a location that won't affect anyone else from Los Alamitos, so it's easy for you to just push the development where it impacts residents of other cities, not your own city. I'm not saying you shouldn't build anything in that area, but I think the project should be much less ambitious than what you are proposing, to not result in a huge detriment to your neighbors in Seal Beach.

Sincerely,
David Kalish

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Project Comments
Date: Monday, October 31, 2022 7:13:26 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To whom it may concern,

I am writing in protest of the plan to build a 500 unit complex off Lampson Blvd by the Navy Golf Course.

This area cannot sustain the congestion of cars this would create, not to mention, The safety of the bicyclists that use Lampson on a regular basis.

The noise pollution and major impact of the surrounding neighborhoods would become high. There would not be enough park space for all the people that would be moving in. We regularly use the dog park and area next to it which would be taken away.

What would happen with the wild life and Rodents that occupy that area? How would there be a guarantee this would not spill over to the neighboring area?

I have lived in this area for over 15 years and do not want to have to watch how this would destroy this area.

I ask that this be stopped..

Best regards,
Sarah Kennedy

[REDACTED]

[Sent from Yahoo Mail on Android](#)

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@Gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 6:24:28 PM
Importance: High



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To whom it may concern:

My family and I have lived in College Park East for 24+ years. This project will have a negative effect to our neighborhood for many reasons. There will be many negative effects; coastal property values will be effected, construction & road closures, public services (fire/police/medical response), traffic - safety & noise on Lampson, air quality & green house gas emissions, street parking in the neighborhood, pressure on the schools & parks, rodents & sanitation, just to name a few.

Effect on property values is a big issue. There are limited coastal communities, we invested in coastal property which is always at a premium, this project will have a negative impact. Low income housing does not belong in this area. This should be a consideration.

With construction road closures are always part of the formula. Lampson is a very busy street and is the only street feeds into College Park East as well as into the neighboring Garden Grove neighborhoods and into the Los Alamitos townhomes on Lampson. Definitely a foreseeable problem.

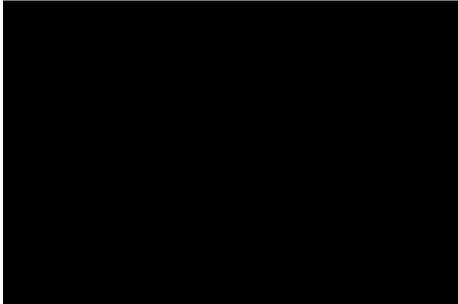
Public services such as police, fire and medical response is concerning. With increased traffic, construction road closures this will put the current residents at risk of decreased responses to potential needs. 250 homes equals at a minimum 500 more cars traveling multiple times a day on a road with very heavy traffic road. This increased traffic leads to less safety for our children and increased noise. The increased traffic also has an ill effect on air quality and green house gas emission. Street parking will then become a problem in College Park East.

With the addition of 250 home comes an increase of children, putting pressure on the schools and parks. There is already not enough parks to handle local sports for the kids (AYSO, baseball, softball,

football, Lacrosse).

The construction will also effect the sanitation of the area, pushing existing rodents, racoons & cayotes into the neighboring neighborhoods. Just to name a few concerns. This project was thrown upon us without a conversation or vote.

Julie & William King



To: [REDACTED] [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@Gmail.com
Subject: Lampson Project Comments
Date: Friday, October 28, 2022 1:12:33 PM
Importance: High



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

This project directly threatens the quality of life of everyone in College Park East and surrounding West Garden Grove and Rossmoor. While we are in Seal Beach, we directly face the proposed project, as you know, and would have to share the already busy Lampson Avenue with over 500 new vehicles daily. Not to mention bringing this many new residents and cars to one of the busiest freeway intersections in the country.

Lampson cannot accommodate this traffic, and the project as proposed does not include enough parking for the proposed # of housing units and guests. There is no place for anyone to park other than in College Park East (CPE) when the new neighborhood fills with cars.

CPE has already been encroached upon by the 405 freeway expansion. This proposed development also negatively impacts this quiet neighborhood where some residents have lived their whole lives. My parents were original owners, and my mom is in her 3rd home in CPE. Many current residents returned here to raise their families in the neighborhood they grew up in, myself included, not to raise their families in what will become an overflow parking lot for the City of Los Alamitos.

The initial negative impacts that are apparent include:

- The noise, dirt, and traffic caused by the construction itself
- The lack of adequate parking - leaving the new residents nowhere to park but across an already busy street and in the CPE neighborhood
- The dramatic increase in traffic will contribute to poor air quality, increased noise, increased commute time to school and work, and increased chance of accidents on an already dangerous "Lampson curve."
- An increase in illegal parking and u-turns on Lampson, which would also endanger the lives of the many active residents in CPE who exercise along Lampson
- Overuse and overcrowding of the parks in CPE, which are maintained with City of Seal Beach tax dollars
- The influx of new residents that will overflow onto the already busy Seal Beach Blvd and Valley View (to the west and east) will severely overcrowd the surrounding areas
- An increase in crime – within CPE, we already see an increase in car break-ins and non-residents trolling the streets in the late night hours; adding to the volume of homes in

close proximity will provide a bigger target for criminals. The proposed high-density housing plan is an easy target for these criminals to be in and out and jump right across the street to CPE

None of the plans we can see, or have been shared to date with the public, have improvement plans for Lampson, additional ingress/egress for the new residents that could avoid Lampson, or any consideration for the neighboring community. No proposal to provide funding to make CPE a gated community to secure us from the public parking fiasco this project will create. No consideration for this community in the planning at all.

We have always considered Los Alamitos, a good neighboring community, and this blatant disregard for the CPE community is disheartening.

While we all grew up with "SWRL," no one expected the land never to be developed. But the proposed plan is unreasonable, overreaching, and unduly burdens the residents of CPE.

I urge the City Council of Los Alamitos to work with the developer team to modify the proposal. To eliminate the negative impact on CPE and create a quality of life for your new residents that does not diminish the quality of life for CPE residents in any way.

I urge the City Council of Seal Beach to stand up for its CPE residents to the fullest extent possible, including legal action if necessary.

Thank you.

Julianna (Fusco) Kirby

CPE Resident

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@Gmail.com
Subject: Lampson Project Comments
Date: Friday, October 28, 2022 12:22:16 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Don't ruin our beautiful housing area with total bullshit
Who really benefits
Not the residents!

Money and Greed!!
So what
I'm against this pure upgrade bullshit crap

Bruce

Explain how this project will negatively affect our community.

Don't forget to include your name, address, and contact information!

Examples can include :
Aesthetics
Air Quality

Cultural Resources
Greenhouse Gas Emissions
Hazards & Hazardous Materials
Land Use & Planning
Noise
Population & Housing
Public Services
Recreation
Transportation & Traffic
Utilities & Service Systems
Sent from [Mail](#) for Windows



Virus-free www.avast.com

From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov); [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmooore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Cc: hhknisley@yahoo.com; dhkprop@yahoo.com
Subject: Re: proposed 240+ high-density housing development on Lampson Ave. in the city of Los Alamitos,CA.
Date: Wednesday, November 2, 2022 10:25:59 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Re: proposed 240+ high-density housing development on Lampson Ave. in the city of Los Alamitos,CA.

Hello,

I attended the meeting on Oct. 20 regarding the above referenced project. The presentation brought up several concerns which should be addressed. They are as follows:

1. Impact on traffic.

Lampson Ave. is the ONLY East/West street between Katella Ave. and Westminster Blvd.; therefore it has high usage by residents of Los Alamitos, Seal Beach, Rossmoor, West Garden Grove and anyone trying to get from one side to the other of the Joint Forces Base or the Naval Weapons Depot, or trying to circumvent any backups on the 405 freeway. The project would only add to possible congestion issues at this choke point.

2. Unsatisfactory entrance and egress.

The proposed two entrances and exits into and from the project are not controlled by traffic lights. This will make entering and leaving during peak traffic times both risky and time consuming. Rose St. and Heather St. both have stop lights, the addition of a light or lights for the project will potentially slow down the flow of traffic on this limited available East/West thoroughfare. Also the right turn restriction leaving the property forces drivers to make a u-turn or go around the block to go East on Lampson.

3. School bus safety.

Since the project is in the Los Alamitos Unified School District it will need school bus service several times a day. From the proposed plot site plan of the project, it doesn't appear that either of the entrances can facilitate the entrance or exit of a standard size school bus. If this is the case, it would necessitate school busses stopping on Lampson Ave. to pick up or drop off students. This is potentially a safety hazard and yet another stoppage of traffic when red lights flash. Consider installing a turn-out lane for both school busses and Orange County Transportation Authority busses. Also school busses will need to turn around on every trip to the project, either a u-turn or go around the block.

4. Access to shopping for necessities.

The closest source for groceries, drug stores and other necessities is the Old Ranch shopping center in Seal Beach. Considering that 77 units in the project are going to be affordable housing units, I'm assuming that a good portion of those residents won't have cars or can't afford gasoline to put in their cars. They will have to walk, bike or take the bus to make their purchases. Busses are infrequent, the bike lane is narrow with fast moving traffic passing them and is risky. This leaves walking as the most obvious option.

According to Google maps, this is a distance of 2.0 miles and takes 43 minutes to walk.

Although there is a sidewalk in front of the project, it terminates at the driveway to Arbor Park. There is no sidewalk on the North side of Lampson Ave. along the Joint forces base property or along the Old Ranch Country Club property. This forces pedestrians to cross Lampson Ave. at the crosswalk at Heather and proceed up Lampson Ave. on the South side of the street all the way to Seal Beach Blvd. and the use the crosswalk to cross Lampson Ave. at a major intersection. The round trip requires crossing Lampson Ave. an additional two times. Crossing Lampson Ave, four times is a safety issue.

5. Insufficient parking.

As discussed at the Oct. 20 meeting claimed parking spots are insufficient for the number of proposed units. Garage space is included in the count and many of those garages will wind up being used for storage with the resident's cars being parked accross Lampson Ave. in the Seal Beach residential neighborhood, thus lowering their curb appeal/property value of those homes and lowering their standard of living by being in what amounts to a parking lot.

6. Open space/common.

The open space/common area of the project was hyped up at the Oct. 20 meeting, but seems very miniscule when you consider it is supposed to support being used by 240+ residences. also green planting areas seemed nearly non-existent.

7. Visual appearance.

Personally, I found the architectural elevation renderings of the project to be blah and uninspiring. Boxes with enhancements!

Thanks for reviewing my comments,

Dennis Knisley



From: [REDACTED]
To: [Tom Oliver](#)
Subject: Fw: Stop The Lampson Project
Date: Wednesday, November 2, 2022 11:39:02 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

----- Forwarded Message -----

From: [REDACTED]
To: [REDACTED] shasselbrink@cityoflosalamitos.org <shasselbrink@cityoflosalamitos.org>; tdoby@cityoflosalamitos.org <tdoby@cityoflosalamitos.org>; mchirco@cityoflosalamitos.org <mchirco@cityoflosalamitos.org>; jnefulda@cityoflosalamitos.org <jnefulda@cityoflosalamitos.org>; tolover@cityoflosalamits.org <toliver@cityoflosalamits.org>; jkalmick@sealbeachca.gov <jkalmick@sealbeachca.gov>; mvaripapa@sealbeachca.gov <mvaripapa@sealbeachca.gov>; tmoore@sealbeachca.gov <tmoore@sealbeachca.gov>; ssustarsic@sealbeachca.gov <ssustarsic@sealbeachca.gov>; smassalavitt@sealbeachca.gov <smassalavitt@sealbeachca.gov>; stoplampsonproject@gmail.com <stoplampsonproject@gmail.com>
Sent: Wednesday, November 2, 2022 at 11:33:21 PM PDT
Subject: Stop The Lampson Project

November 1, 2022

RE: Stop The Lampson Project

This letter is to the Los Alamitos Planning Department, to T&B Planning, to MJW Investments, the Builder/Development Company and to the surrounding cities and residences that will be affected.

It was apparent at the 10/20/2022 Los Alamitos City Meeting that the City of Los Alamitos, together with T&B Planning (handling the Environmental Impact Study), and the Builder/Developer, MJW Investments Company's focus was to keep this project as hush hush as possible so the citizens and families living in the nearby areas would neither know about, nor be able to voice their

concerns to this proposed project on Lampson Ave. With that said, aside from Los Alamitos, the outcome of this project will have long term safety issues affecting several surrounding neighborhoods - in addition to College Park East, the residents immediately across the street on Lampson. The neighboring residents of West Garden Grove (to the immediate east), Los Alamitos (adjacent to the Joint Forces Base), and Rossmoor (home to four key Los Alamitos elementary schools) will all be affected by increased traffic and safety issues.

Pros and Cons to this Project:

Pros:

Cons:

1.) **Land grab** to build extremely compacted / high density housing on 12.3 acres zoned for business ... not zoned for residential.

2.) Extremely **limited accessibility** “into” and “out of” the complex. This, in and of itself is a huge fire hazard and safety concern for police/emergency access.

3.) **Dangerous traffic / pedestrian safety issues** – this project is directly off Lampson Ave. without any designated stop lights to be put in.

a.) This is already an accident-prone main street – which will only intensify with well over 240 + additional cars and school buses coming and going during the day –

especially during high traffic rush hours.

b.) At this Lampson Ave. location, the exits can only be right turns – taking you west on Lampson Ave. towards Seal Beach Blvd. - a busy main highway. For those wanting to head East towards Valley View St., the only option is to pull a U-turn at Heather Park - which is dangerous with the College Park East residential traffic.

c.) Lampson Ave. is a key thorough way to avoid the 405 Freeway stop & go traffic, a direct route to and from Valley View St., and one of the few remaining safe routes for the established Los Alamitos High School cross country teams.

d.) For years Lampson Ave. was known as the “**Alley of Death**” for motorists ([Driver Killed in Seal Beach's 'Alley of Death'](#) before raised median strips were put in as safety dividers. What is to prevent this street from becoming that again with all the hundreds of additional vehicles / pedestrian bikes (and many more passengers/pedestrians) on a daily basis, in a hurry to get to and from work and/or taking their kids to and from school? Who wins or worse yet, who loses in this situation? What are the statistics and number of accidents / near misses reported on this street alone within the last 5 /10 years, let alone on a weekly/monthly basis? Now add an additional 500+ residents to this highly traveled street when everyone is in a hurry. How will the statistics read then?



Driver Killed in Seal Beach's 'Alley of Death'

A 19-year-old college student was killed in Seal Beach early Sunday along a stretch of road that nearby resident...

4.) The meeting drew great **concern for the lack of parking** in the complex as T&B Planning played down the fact that each housing unit may likely have 2 or more cars. If there is already not enough planned parking within the complex, then who will be forced to face the brunt of providing parking? Most likely, the College Park East residents directly across the street - who themselves neither have the extra space for this nor should be subjected to “deal with it.”

5.) College Park East is a family community that is well known for its well visited weekend **Soccer Little League games**. The bulk of attendees’ park across Lampson Ave. on this property. What are your plans in how best to handle this ongoing successful tradition for youths and their families in this community?

6.) The **renderings** and large number of proposed homes, show as, **thrown together boxes** all packed into an area the size of a sardine can – with little room to walk around, little room to park, and little room to safely

drive in and out.

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson housing development
Date: Tuesday, November 1, 2022 9:38:44 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Your project to develop houses across from the College Park east development is great for Los Alamitos at the expense of College Park east residents. Our home in College Park east has probably already decreased in value as a result of just the mere announcement of your project. My wife and I are considering moving because we know how much traffic will get worse going up and down Lampson. Adding thousands of additional drivers with only Lampson to convey them to where they want to go is dangerous and unacceptable. Lampson is already dangerous – I can't imagine how many more souls will lose their lives after you and Los Alamitos are done adding to the traffic.

This is a perfect example of one group of individuals profiting on the backs of another group of individuals.

If you want to develop housing across from Lampson, figure out a way to create an entirely new boulevard that somehow parallels Lampson to handle the traffic for you new community.

We already have aircraft overflights from the military base and constant freeway construction to deal with, but we knew about that when we bought. Now we have to handle a greedy neighboring community as well.

What are you thinking?! Build new office buildings or expand Arbor Park with maybe 20 units of new housing! This shouldn't be a get rich opportunity for Los Alamitos.

Gene Kochevar
[REDACTED]

From: [REDACTED]
To: Tom Oliver
Subject: Re: Lampson housing development
Date: Wednesday, November 2, 2022 7:08:23 PM

Really Tom? And environmental impact report covers absolutely every one of the concerns I cited?

On Nov 2, 2022, at 8:04 AM, Tom Oliver <Toliver@cityoflosalamitos.org> wrote:

Hi Gene,

Good morning. Thanks for your response. The City will consider these issues as a part of the Environmental Impact Report.

As always, if you have any questions, please email or call me,

Tom Oliver
Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720
(562) 431-3538 x303
<image003.png>
<image002.png>

From: Gene Kochevar [REDACTED]
Sent: Tuesday, November 1, 2022 9:39 PM
To: Tom Oliver <Toliver@cityoflosalamitos.org>
Subject: Lampson housing development

 **IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender** [REDACTED]

Your project to develop houses across from the College Park east development is great for Los Alamitos at the expense of College Park east residents. Our home in College Park east has probably already decreased in value as a result of just the mere announcement of your project. My wife and I are considering moving because we know how much traffic will get worse going up and down Lampson. Adding thousands of additional drivers with only Lampson to convey them to where they want to go is dangerous and unacceptable. Lampson is already dangerous – I can't imagine how many more souls will lose their lives after you and Los Alamitos are done adding to the traffic.

This is a perfect example of one group of individuals profiting on the backs of another group of individuals.

If you want to develop housing across from Lampson, figure out a way to create an entirely new boulevard that somehow parallels Lampson to handle the traffic for you new community.

We already have aircraft overflights from the military base and constant freeway construction to deal with, but we knew about that when we bought. Now we have to handle a greedy neighboring community as well.

What are you thinking?! Build new office buildings or expand Arbor Park with maybe 20 units of new housing! This shouldn't be a get rich opportunity for Los Alamitos.

Gene Kochevar



Sent: Thursday, November 3, 2022 7:55 PM
To: Tom Oliver <Toliver@cityoflosalamitos.org>
Subject: RE: Lampson housing development

Tom,

Thank you for providing this information.

One disclaimer: I represent only my views, not the views of anyone else in Seal Beach nor any governing body of Seal Beach. I suspect many would be in agreement with my views.

Page 22 (25 of the pdf) – “The Lead Agency may consult with persons identified by the applicant which the applicant believes will be concerned with the environmental effects of the project and may consult with members of the public who have made written request to be consulted on the project.” Does this mean that written notice needs to be provided by citizens of Seal Beach to the lead agency or to the applicant? Does “may consult with. . .” refer to the lead agency or the applicant? If written notice is required, we want to provide one in a timely way.

Cumulative impacts – would this be where we would find impacts to College Park East and Garden Grove like those listed below (which is not a complete list)? They should be explicitly addressed somewhere in the EIR.

1. Projected decrease in College Park East property values
2. Decrease in College Park East property values during the time that Los Alamitos is considering the approval of the development
3. Increase in automobile, motorcycle, bicycle, and pedestrian accidents on Lampson, and injuries and deaths associated with those accidents
4. **Increased traffic congestion causing commute delays**
5. **Safety issues regarding construction equipment and construction vehicles during development.**
6. **Increased noise and dust during development caused by construction**
7. **Damage to Lampson due to construction vehicle traffic**
8. **Increased traffic congestion on Lampson during development due to construction vehicles**
9. **Will Seal Beach be impacted by the new development’s water and sewer requirements?**
10. **Others . . .**

If the project is approved, how are College Park East residents compensated for the above issues? How will College Park East residents be compensated for decreased property values during the time that Los Alamitos considers the development?

Is there a stipulation in the Los Alamitos planning commission charter that provides highly weighted Seal Beach representation on that commission? This would be appropriate to mitigate the chances of one city from litigating against another whenever a development occurs on the common border between them.

Note that I would look for the developer’s input to respond to paragraph 6a, page 34 (page 37 of the pdf), regarding “Feasibility. Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional

boundaries (projects with regionally significant impact should consider the regional context)” – in particular the response to issues associated with jurisdictional boundaries. There is likely a legal argument that limits the jurisdictional authority of Los Alamitos to impose a development on the border of Seal Beach without the approval of Seal Beach.

I would also look for the developers input to the response to paragraph 6f, “Organizations and Persons Consulted. The identity of all federal, state, or local agencies, other organizations and private individuals consulted in preparing the EIR, and the identity of the persons, firm, or agency which prepared the EIR.” Hopefully Seal Beach and College Park East residents will be truthfully listed (a group meeting at the Ayers hotel isn’t good enough). Paragraph C (page 35, page 38 of pdf), appears to address this, but I would like to emphasize the need for it here.

Paragraph C (2) (a): “Notice shall be given to all agencies which must be consulted as described above in Section (1)(a), to all organizations and individuals who have previously requested such notice in writing and to all agencies which provided information to the Lead Agency after consultation pursuant to Section II.E(3)(c) of these Guidelines.” **Consider this to be my written request to receive the notice of the availability of the draft EIR, any revised draft EIRs, and ultimately, the final EIR.**

Gene

From: [Tom Oliver](#)

Sent: Thursday, November 3, 2022 4:47 PM

To: [REDACTED]

Subject: RE: Lampson housing development

Thanks, Gene.

Unfortunately, the environmental consultant has not begun to write the report, yet. However, I can send information about Environmental Impacts in general. I have attached our City’s directions for how these reports are prepared to this email. Environmental Impact Report (EIR) process information begins on page 20. I have also attached a rough draft of the site plan for the project. And also, below, is a link to information about why projects like this are being considered.

<https://scag.ca.gov/rhna>

As always, if you have any questions, please email or call me,

Tom Oliver
Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720
(562) 431-3538 x303





From: [REDACTED]
Sent: Thursday, November 3, 2022 4:32 PM
To: Tom Oliver <Toliver@cityoflosalamitos.org>
Cc: [REDACTED]
Subject: RE: Lampson housing development

If you have a draft or template of the report (just so I can understand what it covers), that would be great.

Incidentally I saw your 60 second video post on the web. I was raised in Boulder Co in the 60s/70s and anybody who likes the ghost and Mr chicken like I do can't be bad!

Gene

From: "Tom Oliver"
To: "Gene Kochevar"
Cc:
Sent: Thursday November 3 2022 7:18:19PM
Subject: RE: Lampson housing development

Hi Gene,

All of the entitlement information and plans for the project be released to the public before it is approved. Would you like to see anything in particular right now?

As always, if you have any questions, please email or call me,

Tom Oliver
Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720
(562) 431-3538 x303

From: [REDACTED]
Sent: Thursday, November 3, 2022 4:12 PM
To: Tom Oliver <Toliver@cityoflosalamitos.org>

Subject: Re: Lampson housing development

Thank you for the response Tom. Are the documents released to the public before or after the planning commission approves or denies the project?

You probably see what I'm getting at. It doesn't do much good if the project is approved before we have a chance to see the report.

Thank you,
Gene

On Nov 3, 2022, at 1:48 PM, Tom Oliver <Toliver@cityoflosalamitos.org> wrote:

Hi Gene,

Good afternoon. This is just the beginning step of the Environmental Impact Report process. The studies are just beginning. The Planning Commission will be asked to approve or deny the project in a few months. Please, keep an eye on this page of our City's website, below, to see any documents as they are released to the public.

<https://cityoflosalamitos.org/203/Planning-Commission-Projects>

As always, if you have any questions, please email or call me,

Tom Oliver
Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720
(562) 431-3538 x303
<image003.png>
<image002.png>

From: Gene Kochevar [REDACTED]
Sent: Thursday, November 3, 2022 12:11 PM
To: Tom Oliver <Toliver@cityoflosalamitos.org>
Subject: Re: Lampson housing development

Great, thank you for looking into this Tom.

Can you tell me who the ultimate recipients of the environmental impact report are? And further, who are the decision-makers who will use this report to decide if the project should go forward? Perhaps they are the same people.

And lastly, may I get a copy of the report to review prior to the time that these decision-makers review it and make their decision to approve the project? At least this way I can feel that I had the opportunity to be a part of the process instead of having decisions made for me by the city of Los Alamitos.

Gene

On Nov 3, 2022, at 8:17 AM, Tom Oliver <Toliver@cityoflosalamitos.org> wrote:

Hi Gene,

I looked through your concerns, and yes. It does look like the future report will cover all of those concerns.

As always, if you have any questions, please email or call me,

Tom Oliver
Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720
(562) 431-3538 x303
<image003.png>
<image002.png>

From: Gene Kochevar [REDACTED]
Sent: Wednesday, November 2, 2022 7:08 PM
To: Tom Oliver <Toliver@cityoflosalamitos.org>
Subject: Re: Lampson housing development

Really Tom? And environmental impact report covers absolutely every one of the concerns I cited?

On Nov 2, 2022, at 8:04 AM, Tom Oliver <Toliver@cityoflosalamitos.org> wrote:

Hi Gene,

Good morning. Thanks for your response. The City will consider these issues as a part of the Environmental Impact Report.

As always, if you have any questions, please email or call me,

Tom Oliver
Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720
(562) 431-3538 x303
<image003.png>
<image002.png>

From: Gene Kochevar [REDACTED]
Sent: Tuesday, November 1, 2022 9:39 PM
To: Tom Oliver <Toliver@cityoflosalamitos.org>
Subject: Lampson housing development



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender

Your project to develop houses across from the College Park east development is great for Los Alamitos at the expense of College Park east residents. Our home in College Park east has probably already decreased in value as a result of just the mere announcement of your project. My wife and I are considering moving because we know how much traffic will get worse going up and down Lampson. Adding thousands of additional drivers with only Lampson to convey them to where they want to go is dangerous and unacceptable. Lampson is already dangerous – I can't imagine how many more souls will lose their lives after you and Los Alamitos are done adding to the traffic.

This is a perfect example of one group of individuals profiting on the backs of another group of individuals.

If you want to develop housing across from Lampson, figure out a way to create an entirely new boulevard that somehow parallels Lampson to handle the traffic for your new community.

We already have aircraft overflights from the military base and constant freeway construction to deal with, but we knew about that when we bought. Now we have to handle a greedy neighboring community as well.

What are you thinking?! Build new office buildings or expand Arbor Park with maybe 20 units of new housing! This shouldn't be a get rich opportunity for Los Alamitos.

Gene Kochevar



From: [REDACTED]
To: jkalmick@sealbeachca.gov; [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); mvaripapa@sealbeachca.gov; [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); smassalavitt@sealbeachca.gov; ssustarsic@sealbeachca.gov; [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); tmoore@sealbeachca.gov; [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov)
Subject: Stop Lampson Project - outrageously inappropriate
Date: Saturday, October 29, 2022 10:38:23 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear managers of our prestigious city,

Thank you so much for your help in advance. I am confident in your abilities as our elected officials to uphold your duties with excellence and humility.

I am a concerned resident of College Park East (CPE) in Seal Beach. I have been notified that there will be a massive, very dense cluster of homes across the street from our house (where we watch the fireworks every year). There are rumors about section 8 and affordable housing as well.

While we do not have an issue with building per se, we are extremely concerned (shocked) that the safety of our children and those in the area will be at harm. It's frightening to think that this is something you are considering on Lampson.

Given the details and scope of the project to my knowledge, how can this mega home building and parking accommodate infrastructure of the space? It sounds like you're trying to build a mountain on top of an ant hill. What is this going to do to your constituents? The surrounding area?

I'd appreciate a swift response to let me know the facts that you have put together in regards to population density, safety measures, stop signs and crosswalks, school bus, parks and restrooms, recreation, and street parking availability.

I can only imagine that you are getting a wave of these emails and that you are inundated with information. But as a concerned citizen of the city, I am hopeful that these concerns will be addressed before any more time and speculation has passed.

Elizabeth Krusic
[REDACTED]

Kindest regards,
Elizabeth

10/29/2022

4665 Lampson Avenue development project

Hello, my name is Anjanette Kupfer. I am a homeowner in College Park East and reside with my husband, young child and dog. Our home backs up to Lampson Avenue and is directly across from your proposed development/Apartment buildings. My husband and I both grew up in Seal Beach/College Park East and have fond memories of our wonderful neighborhoods. College Park East is an ideal neighborhood for families, elderly and retirees because of its beautiful, safe and peaceful environment. I am strongly opposed to the proposed housing development at 4665 Lampson Avenue because of the negative impact it will have on our environment, neighborhoods and surrounding cities.

We currently have a beautiful Unobstructed view from our backyard of mountains, trees and wildlife with calming sounds of nature from the animals, birds and critters that live in the parks and military base along Lampson Avenue. This beautiful view may soon be replaced with your housing development consisting of 77unit three-story high apartment buildings, 114 townhomes, 55 cluster homes and parking lots filled over Max capacity with cars, trucks, school buses and motorcycles. This will cause excessive noise, bright lights, mass traffic, toxic pollution and extreme amounts overcrowding to College Park East and its surrounding cities. Although this is very concerning for me, my main concern is for the protection of our environment and for the wellbeing and safety of our community.

I understand the need for more housing in Los Alamitos/CA, however bringing this development to 4665 Lampson Avenue will have devastating effects on College Park East and its surrounding cities. As you may already know we have a very unique situation where Lampson Avenue connects College Park East, Los Alamitos, Seal Beach and West Garden Grove all within a few blocks of each other. I believe we already deal with a great amount of traffic, noise, pollution and overcrowding in this small area. Your development will cripple our community and roads. Creating many safty, and environmental issues. Your development will also decrease property values and destroy quality of life for people and animals in this area.

Your proposed development will create a very noisy environment. It will create noise from hundreds of vehicles pulling in and out of the development and driving up and down Lampson Avenue throughout the day and night. College Park East currently has an inadequate, outdated sound wall that is not tall enough or strong enough to absorb this new mass amount of noise created by this traffic. Residents' sleep and quality of life will suffer immensely. This noise will also affect our pets and wildlife that live outside. These loud noises will create anxiety, restlessness and frustration for them.

Your development will be built right out to the edge of Lampson Avenue. Loud noise from people going in and out of their cars, homes, and socializing will cause loud echoing noises into the neighborhoods of College Park East. I would like to insist that a sound study is conducted for the entire street of Lampson Avenue to show the effects it will have on the residents that live along this street.

Will there be a school bus picking up children in front of your development? School buses can be very loud from the sounds of their engines, exhaust and brakes. This will create a large amount of noise pollution. People living in College Park East, especially those living in the homes that back up to Lampson Avenue will be disrupted by loud voices of children getting on and off the bus and the loud noise from the bus itself. Please consider this and how it will affect College Park East residents. If there is no school bus in front of your development this would mean the kids might have to cross over Lampson to catch the bus? This could be very dangerous for them or may require a crossing guard. Which would add extra noise and more traffic in College Park East.

Noise from your development will also negatively affect birds, animals, reptiles and critters that reside in the military base and parks nearby. Added noise from traffic, people socializing, children playing and heavy Equipment could deplete our wildlife. In a panic these animals will run to the nearest neighborhood/parks looking for safety and refuge. While crossing over Lampson Avenue they can be hit by cars or cause car accidents. What will you do to prevent this situation? Please do a study on how this noise will affect the wildlife and their habitats. It is important that we preserve the small amount of nature and wildlife that we have left in our cities and on this earth!

Noise from your development can also negatively affect children and adults with autism or other special needs who are highly sensitive to sound. Many of these people have chosen to reside in College Park East because of its calm and quiet neighborhoods which are required for their health and wellbeing. Please consider your special needs neighbors before any further development is pursued. Please do a research study on how loud noises from traffic, construction and overcrowding can interrupt the health & wellbeing of our special needs friends.

College Park East residents already have heightened stress from having to endure the extreme noises from fighter jets, military vehicles, police helicopters training, traffic on Lampson Avenue and the echoing sounds from the freeway and Disneyland fireworks. Adding noise from years of heavy equipment to construct your development will cause extreme amounts of stress, anxiety and depression to people living and working from home in College Park East. Please do a research study on how much added noise there will be and how it will affect the residence quality of life in College Park East.

On the weekends AYSO plays soccer games in Arbor Park. Currently there is not enough parking for the AYSO and Arbor Park visitors, so they fill up the West Ed parking lot. If they no longer have access to this parking lot due to your development then where will they park? Even if there are 50 more spots added to Arbor park it would still not be enough. I believe these guests would be forced to park in the neighborhoods of College Park East. This would create a lot of added noise from people Parking in front of our homes, unloading their cars and gear, and talking right outside our windows. The added noise from AYSO parking in front of our homes will disrupt the quality of life for our residents and interrupt people trying to rest on the weekends.

How will this be prevented? More cars driving through College Park East equals more pollution, affecting our breathing, affecting nature and negatively affecting aesthetics bringing down our property values. How will you prevent this? Please conduct a study on how much parking is needed for all park patrons and AYSO guests. Also please conduct a study on how this added air pollution will affect the residence and property values in College Park East.

Currently it does not look like you have enough parking for all your residents, their teenage drivers, their caretakers, their visitors & their public transportation. Parking will be a very big problem. How do you plan to enforce your parking? If there is not enough parking for your residents they will park in front of College Park East homes. We will then have to hear cars pulling up, people getting out of their cars, people talking on their cell phones and people talking to their children morning noon and night, disrupting our quiet peaceful neighborhood and ruining the quality of our lives.

Lighting from your development will also be a major concern for the community of College Park East and for the environment/wildlife. Lights from your three story apartments, cluster homes, townhomes, vehicles and parking structures will cause major light to shine. These lights will shine into nearby homes, trees, and areas where animals reside. This bright light will distract drivers. disrupt sleep and confuse animals. Animals will begin looking for food sources where it is now visible, endangering civilians. The light will also attract tons of insects from the base and they will die from exhaustion while fluttering around light sources. Our current sound wall is short and outdated and will not block the light from your development. These bright lights will take away from the beautiful and peaceful view of nature replacing it with bright lights from three story apartment buildings, cluster homes and townhomes. This development will be an eyesore taking away from the natural landscape that gives our properties value. How will you prevent our property values and quality of life from going down? How will you prevent the dangers that this light will cause to animals and humans? I'm requesting the 3-D renderings of how this development will look from the College Park East backyards from Heather to Rose street. I would like a daytime and nighttime model done for all residents who back up to Lampson Avenue in College Park East between these streets..

The light that will reflect into the trees and bushes will also affect wildlife. This light may cause confusion to animals and causes animals to wander out of their natural habitat into the neighborhoods of College Park East to find new homes. This could be very dangerous to children and to people living in College Park East. Please let me know how you plan to prevent this. Please do a full study on the impacts these lights will have on our wildlife.

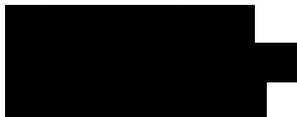
I would also like to have a shade study Analysis done. How much light will be blocked by these oversized apartment buildings? Will there be solar panels on your homes/apartment to help with California's energy crisis? Too much shade could prevent trees and nature from growing properly and creating muddy grassy areas. Again this will affect nature and quality of life for humans and wildlife.

I am also concerned that there is no traffic light being put in. This will push all the cars to go West towards Heather Street. Then they will have to make a U-turn to go east towards Garden Grove. This could be very dangerous and cause many accidents. There are many children that ride their bikes near this intersection. How will you prevent accidents and congestion? Will a traffic light be put in? Please conduct a traffic study on how this will affect traffic throughout the day and night along Lampson Ave. All College Park East residents must take a Lampson to exit for school, work, shopping and emergencies . No traffic light and more traffic will create overcrowding, accidents, frustration and tardiness. How will you prevent this?

Pollution is another Environmental hazard that will affect College Park East and its Neighboring cities. We already suffer from pollution from airplanes, fighter jets, military vehicles, police helicopters, school buses and traffic. Lampson Avenue links three cities in a very small proximity. More pollution from your construction and vehicles will have major effects on these cities. My son has severe allergies to dust. The Dust and fumes created by your construction and heavy equipment can be extremely dangerous for him causing severe illness or hospitalization. There are also many people with compromised immune systems and weak respiratory systems who reside in College Park East. Adding toxic pollution from vehicles and construction can be life-threatening to them.. It can also shorten the lives of animals, birds and trees that live nearby. Pollution will also be released into the air if you cut down trees. How many trees will be cut down? This is an environmental emergency that can be prevented by not putting your housing development in this inappropriate area. Please conduct a study to see how this added pollution will affect the cities of College Park, Los Alamitos, SealBeach, Rossmoor and Garden Grove.

In your proposed development there are no playgrounds, no shopping centers, no grocery stores, no walking paths, no library's, no business centers, no pools, no tennis courts, no golf courses and no public transportation hubs. Where do you predict your residence to go for these needs? Your lack of resources will put extreme pressure on College Park East, Seal Beach, Rossmore and West Garden Grove to provide recreation and basic needs for your residence. Our roads, parks, playgrounds, and sidewalks cannot handle this amount of overcrowding and will suffer from extreme wear and tear. What city will pay for the damages caused to our community's resources? This is a very delicate situation. Adding housing for one group of people will hurt the quality of life and resources for another group of people. The huge amount of negative effects that your housing development will bring to College Park East and its surrounding cities/environment will outweigh the small amount of positivity it will bring to Los Alamitos. There needs to be a balance between your development and our communities . We need to protect the environment and the people who already live in these cities. I don't see compromise helping due to your lack of parking and resources. Please find a new more appropriate location for your poorly planned project.

Anjanette Kupfer



From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Schelly Sustarsic](#)
Subject: Proposed Project on Lampson at old West Ed site
Date: Friday, October 14, 2022 3:08:07 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good afternoon

I am writing to you to express my concerns about the Proposed Project for the old West Ed site on Lampson, between Heather and Rose. I have several concerns.

Primarily, **the additional traffic**. Lampson is already overloaded due to the many freeway closures we have endured over the last several years and the constant digging along Lampson; particularly at the intersection of Lampson and Seal Beach Blvd. How are the children living in this new project going to get to and from school? (Lampson is already backed up in the mornings with current children getting to school.) Are there plans for another route to move people in and out of this area?

Also, people getting in and out to grocery shop will either back up Lampson and Seal Beach Blvd. or Lampson and Valley View (which is also already extremely crowded in the morning). A rough calculation, assuming 1.7 cars per each resident in the new development, adds 1000 additional cars on Lampson. That assumption may be really low. That's a lot of additional cars.

I am a resident of College Park East in Seal Beach and am concerned that residents from this development will use our neighborhood as a "cut through" making our streets overcrowded and unsafe. We have lots of residents who walk, bike, run or walk their dogs through the neighborhood and the added traffic and speed will create a safety issue.

Second, **the environmental impact**. We already live next to the busiest freeway interchange (or one of them) in Southern CA and now to have all the additional traffic to the north of us will impact our air quality and noise level.

Third, **the parks located within CPE**. It does not appear that any parks are being included in this new development. Therefore, it's fair to expect that the children from this new development will come use the parks in CPE, again causing overcrowding and additional wear and tear on the equipment and the property in CPE.

Fourth, **parking**. Currently when the soccer fields are being used, many, many cars park on the west side of the West Ed parking lot. Where will all those cars park after this new development is completed? My guess, they will park in CPE and walk over to the fields. Again, more cars, more pollution and more overcrowding in our neighborhoods.

Five, **the loss of wild life and trees**. Everyone knows that lots of wild life reside on and around that piece of land. Where will they go? And the trees are beautiful and environmentally friendly. Not only will the aesthetics be ruined but the quality of life will be impacted.

Finally, **the number of units being proposed** in this project seems excessive for the size of the property.

For all of these reasons, I am extremely opposed to this proposal and hope that you will consider an alternative.

Regards,

Karen Kupfer



From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Schelly Sustarsic](#)
Subject: Follow Up - Proposed Project on Lampson at old West Ed site
Date: Monday, October 17, 2022 12:55:04 PM

I would also like to comment on the water shortage we currently face with existing homes and am wondering if all these additional homes being proposed makes sense in our current environment. Where is the water coming from to support all these additional people?

Again, regarding the traffic, which is my primary concern. I am reminded of the building that occurred in the Corona area. Builders continued to build without regard for the fact that there is basically only one way in and one way out of that area; the 91 freeway. Today, that decision seems like it was very poorly planned. Are we being equally short sighted with this development that is only supported by Lampson? What happens in case of a fire? How do you get people out, safely? I believe some alternate route must be in the planning process. Perhaps a road along the east side of the development that could run along the edge of the golf course and somehow cut through to Orangewood or somehow spill into Eastgate. Or somehow cut through along the south edge of the Naval base and end up on Seal Beach Blvd. Again, I don't see how Lampson can support the additional traffic.

I hope you will rethink this proposal with consideration to the overall impact

A concerned citizen,
Karen Kupfer

[REDACTED]

----- Forwarded Message -----

From: Karen Kupfer [REDACTED]
To: toliver@cityoflosalamitos.org <toliver@cityoflosalamitos.org>
Cc: Schelly Sustarsic <ssustarsic@sealbeachca.gov>
Sent: Friday, October 14, 2022 at 03:08:05 PM PDT
Subject: Proposed Project on Lampson at old West Ed site

Good afternoon

I am writing to you to express my concerns about the Proposed Project for the old West Ed site on Lampson, between Heather and Rose. I have several concerns.

Primarily, **the additional traffic**. Lampson is already overloaded due to the many freeway closures we have endured over the last several years and the constant digging along Lampson; particularly at the intersection of Lampson and Seal Beach Blvd. How are the children living in this new project going to get to and from school? (Lampson is already backed up in the mornings with current children getting to school.) Are there plans for another route to move people in and out of this area?

Also, people getting in and out to grocery shop will either back up Lampson and Seal Beach Blvd. or Lampson and Valley View (which is also already extremely crowded in the morning). A rough calculation, assuming 1.7 cars per each resident in the new development, adds 1000 additional cars on Lampson. That assumption may be really low. That's a lot of additional cars.

I am a resident of College Park East in Seal Beach and am concerned that residents from this development will use our neighborhood as a "cut through" making our streets overcrowded and unsafe. We have lots of residents who walk, bike, run or walk their dogs through the neighborhood and the added traffic and speed will create a safety issue.

Second, **the environmental impact**. We already live next to the busiest freeway interchange (or one of

them) in Southern CA and now to have all the additional traffic to the north of us will impact our air quality and noise level.

Third, **the parks located within CPE**. It does not appear that any parks are being included in this new development. Therefore, it's fair to expect that the children from this new development will come use the parks in CPE, again causing overcrowding and additional wear and tear on the equipment and the property in CPE.

Fourth, **parking**. Currently when the soccer fields are being used, many, many cars park on the west side of the West Ed parking lot. Where will all those cars park after this new development is completed? My guess, they will park in CPE and walk over to the fields. Again, more cars, more pollution and more overcrowding in our neighborhoods.

Five, **the loss of wild life and trees**. Everyone knows that lots of wild life reside on and around that piece of land. Where will they go? And the trees are beautiful and environmentally friendly. Not only will the aesthetics be ruined but the quality of life will be impacted.

Finally, **the number of units being proposed** in this project seems excessive for the size of the property.

For all of these reasons, I am extremely opposed to this proposal and hope that you will consider an alternative.

Regards,

Karen Kupfer



From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Project
Date: Tuesday, November 1, 2022 4:27:08 PM

I am writing to express my concerns about the proposed housing project on Lampson at the old West Ed site.

Primarily I am concerned about the additional traffic of a project this size. I believe the project is simply too big in scope.

Since traffic will only be able to turn right out of the complex, the added traffic will either proceed to Lampson and Seal Beach Blvd. (already really crowded) or cut through College Park East residential neighborhoods to get out of the area.

Additionally, no large trucks (construction) are currently allowed on Lampson. How will the project be constructed? If a waiver is allowed for the construction trucks, who will be responsible for repairing Lampson after the project is complete? Since the project is in Los Alamitos, but Lampson and the area directly effected is Seal Beach, how will that be resolved.

Also, what about in case of an emergency. Large fire, earthquake, etc. Only one way out appears to be a safety hazard. I believe some other route must be provided for getting in and out of this project. Perhaps a route that winds its way along the eastern border and empties onto Orangewood or somewhere in Eastgate; west Garden Grove.

Another issue: If 3 story apartments are suitable for this project, why not place them at the back of the project, near the Naval Base, overlooking the new homes they are building, vs. overlooking the homes in College Park East. If 3 stories is appropriate, then why not keep it in Los Alamitos instead of effecting Seal Beach, College Park East.

Why not include a park with equipment for children in this project? College Park East was built with several community parks; one of the selling features of our community. With not place for the residents of this proposed project to gather, play, etc., it is likely that our neighborhood/community parks will be overrun. Again, this project is Los Alamitos and our parks are Seal Beach. Will there be some sort of compensation to Seal Beach for park upkeep and maintenance?

Basically, I strongly believe that this project is too large, as proposed, and should be reduced/modified to make it more feasible.

Thank you.
Karen Kupfer

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Project
Date: Wednesday, November 2, 2022 8:47:39 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Owen Kupfer
[REDACTED]

Greetings Mr. Oliver,

My name is Owen Kupfer, a recent homeowner and resident of College Park East for over 30 years. I grew up in Seal Beach and have seen the many changes our little city has faced, many good and some outright deceitful. The Lampson project proposed sits squarely in the latter. I viamently oppose the development at 4665 Lampson Ave. Im sure you have received many letters and comments so i wont run through the ways this proposal will consume our peaceful neighborhood. The thing is, my previous profession involved working closely along side real estate developers and although i loved my job, i got to see these projects behind the veil. Along side my overall assesment, after reviewing the details of this expansion and using statistical software, the outcome is unsatisfactory. I emplore you to seek an unbiasd review and/or full assesment of the proposal, it will open your eyes to the havoc these atypical developments cause long term. I thank you for your time and attention, this matter is consequential to me and envokes the passion of many of my neighbors.

Respectfully,
Owen Kupfer

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [REDACTED]
Subject: Lampson Project
Date: Tuesday, November 1, 2022 5:14:37 PM

Mr. Oliver:

I would like to express my concerns about the proposed Development on Lampson between Rose and Heather. My biggest concerns are about the traffic. I don't believe Lampson can support the additional traffic and the added traffic on the 405 freeway access will be extreme, considering how dangerous the northbound onramp is currently. Also, the plans are not adequate for the traffic coming in and out of the project.

I am also extremely concerned about the schools. The local elementary, middle schools and High School are at or near capacity. Where will all these additional children go and what are the plans to accommodate them?

Finally, what is the plan for emergency ingress and egress? Lampson will not be able to support a mass evacuation.

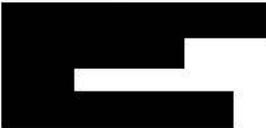
The scope of the project appears to be too large, too dense and not well thought out.
Thank you.

Owen E. Kupfer, Jr.
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: 4665 Lampson development project
Date: Monday, October 31, 2022 9:42:15 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Reid Kupfer



October 31, 2022

DEVELOPMENT PROJECT 4665 LAMPSON AVENUE

Hello my name is Reid Kupfer. I am a homeowner and resident in College Park East and I strongly oppose your development at 4665 Lampson Ave.

I believe your project will have a negative impact on our environment and on the quality of life for the residents living in College Park East/Seal Beach, West Garden Grove and Los Alamitos. This is a very unique situation where four cities are within a quarter mile of each other and share one road(Lampson Avenue) with only one way in and one way out.

Your development will bring hundreds of more vehicles onto Lampson Avenue causing congestion and creating more pollution. This will have a major impact on our wildlife and residences living nearby. Having no traffic light at your development will force hundreds of your Vehicles to go west on Lampson Avenue or cut through the neighborhoods of College Park East causing a backup of traffic, potential car accidents and safety issues for pedestrians and children.

I understand that purchasing this property was a win-win for the City of Los Alamitos and for the housing developers, however it will come at a cost to the residents of College Park East/Seal Beach and West Garden Grove. Since your development has no playgrounds, no markets, no walking paths, no tennis courts, and no pools, your residence will be coming into the nearest cities (College Park East/Seal Beach & West Garden Grove) for all their needs and recreation. This will cause overcrowding, excessive noise, pollution, traffic congestion, parking issues, and wear and tear to our facilities/equipment. Is there a plan to stop these issues before they become major problems to our environment and communities?

I Believe a compromise of adding a traffic light, reducing your apartments down to two stories, and adding a playground would help to reduce some of the problems/environmental impact that your development will bring to our communities. Please consider how the added noise, bright lights, traffic, pollution, and overcrowding will affect the environment and residence of College Park East/Seal Beach and West Garden Grove before you continue with the current plans for your housing development project.

Thank you

Reid Kupfer

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson project
Date: Saturday, October 15, 2022 8:17:30 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good morning.

I'm a Parkewood resident and am away from home, so I can't send written input by mail. In looking at the plans for the development on Lampson, I have three concerns.

1. Use of the soccer fields/park requires parents to park in the current WestEd lot. Where will the parking be once the development is finished?? And how will access to the park and dog park be impacted??
2. Since there is no street parking on Lampson and most garages seem to become storage units, the parking for the units seems to be insufficient.
3. Will the impact study evaluate traffic on Lampson with the addition of so many more residents? Will developer be required to add traffic signal access?

I look forward to your addressing these and other community concerns.

Barbara Ledterman

[REDACTED]

Sent from my iPad

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 9:50:45 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender jarnettelee@yahoo.com

Dear City Officials,

I recently moved to College Park East from Los Angeles. Having lived in various parts of LA my entire life, I was ready for a better quality of life. So I made the move to the beautiful city of Seal Beach. I wanted to leave behind the overpopulated streets and parks, traffic, noise and air pollution, and crime. So I was very disheartened when I heard about the Lampson project. I know what it's like to drive for 50 minutes to go 3 miles on surface streets. On really bad days, my husband used to park his car on the street in rush hour traffic and walk home because the cars wouldn't move. He'd go back at 10pm to get his car. There is already a long line to turn right onto Seal Beach Blvd. from Lampson in the mornings when I take my kids to school. If the housing development goes up, there will be too many cars, people driving more recklessly, and more accidents.

I don't want to see 4 cars turning left at the end of the signal light when it should be 2. I don't want angry drivers and people. I don't want the parks and schools to get overcrowded. In short, I don't want our neighborhood to turn into LA.

I earnestly urge you to please consider how detrimental this housing development would be not only to the current residents but to the environment as well. Please help us to keep Seal Beach a safe and beautiful place to call home. Thank you very much.

Sincerely,

Jarnette Lee

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Resident Input on Proposed 246 Residential Unit Project on Lampson Ave
Date: Wednesday, November 2, 2022 11:24:32 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello Mr. Oliver,

As a resident of Los Alamitos, I would like to offer my opposition to the planned development project at 4665 Lampson Ave, as currently designed. We are avid participants in the AYSO Region 159 program, and plan to be so for years to come, and require adequate parking in the immediate vicinity of that location to provide safe transit to the Arbor Park soccer fields. We are concerned that the proposed project will present transportation and security challenges, and present an unacceptable risk to AYSO participants - as well as area residents.

Please reconsider the planned design to allow for the continued involvement of AYSO Region 159 at that location. Thank you very much for listening to my input!

A committed Los Al citizen,
Jeremy Lewis

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 1:40:43 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

This is doing damage to many kids taking away a place for them to learn grow and play on top of a long list of other reason. Please stop this project from happening.

- Aesthetics
- Air Quality
- Cultural Resources
- Construction Noise and road closure
- Fire / Police / Medical Response
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise Pollution (vehicles on Lampson)
- Population & Housing
- Parking in our neighborhood
- Public Services
- Recreation
- Road impacts from heavy equipment
- Rodents
- Schools / Libraries
- Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)
- Utilities & Service Systems
- Views from our backyards

Linsei Lingo
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: 4665 Lampson Ave Project
Date: Wednesday, November 2, 2022 1:45:02 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

I was really disappointed to receive an email from AYSO asking parents to share “concerns” about this proposed project. Part of the reason we have housing shortages in this state is due to complaints like those of AYSO Region 159.

I wholeheartedly support building the proposed new residential units. I believe with proper planning, a new residential facility and the users of Arbor Park can figure out a way to coexist. We don't need to prevent new housing being built so we can maintain parking for kids' soccer. That is short- sighted and frankly, embarrassing that they asked parents to express concern about this.

I know your job is incredibly difficult and I am saddened to know your email is likely being flooded by complaints. People need housing and housing our citizens should take priority over parking.

Thank you for your time,
Julianna Linn

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov)
Cc: [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@Gmail.com
Subject: Re: Please stop overdeveloping the city!
Date: Wednesday, November 2, 2022 10:39:06 AM
Attachments: [image002.png](#)
[image003.png](#)

Please see concerns below from my kids' soccer league.

AYSO Region 159 environmental concerns regarding the proposed 246 Residential Unit Project for 4665 Lampson Ave a.k.a. West Ed Property

1. Arbor Park has approximately 100 parking spots, with 30 of those parking spaces located on the south side of the dog park. Region 159 has always strived to provide adequate parking for the dog park, which leaves roughly 70 parking spaces available on Saturdays. Therefore, Region 159 families and volunteers utilizing Arbor Park on Saturdays routinely park in the 4665 Lampson Avenue parking lot. That parking lot provides over 300 parking spaces that are essential to our use of Arbor Park and ensure soccer families are not parking in the nearby neighborhood of College Park East (CPE). The proposed project at 4665 Lampson Avenue states it will provide 557 parking spaces that will be entering and leaving the property from Lampson Avenue between traffic lights at Heather Street and Rose Street. The lack of signal control currently planned for traffic in and out of the development will adversely impact traffic safety on Lampson. It is already a dangerous street with a history of serious accidents. The number of planned parking spaces is insufficient for the number of planned residences. Garage spaces will be used as storage, or other purposes other than parking. Many of the homes will have more than two or three cars and drivers. These homes will have guests that will need parking as well. Region 159 is concerned Arbor Park or CPE residential streets will then become overflow for the planned development.

2. CPE has less park acreage than other neighborhoods in Seal Beach, Los Alamitos or Rossmoor. Arbor Park has helped fill that void by providing a large grass area to support organized and unorganized sports including soccer and baseball. The proposed new development details do not show any park space, such as a playground for residents. Region 159 requests the DEIR include a listing of existing parks within a ½ mile of the planned development. In addition, we request the DEIR include an evaluation if the planned development should include park space, such as a playground, basketball court, etc. for the residents of the planned development, to not further impact already limited nearby park facilities.

3. Arbor Park is currently home to many recreational activities, some of which begin in the early hours of the morning, plus a portion of Arbor Park is used for a very popular dog park. Region 159 requests that the DEIR include an evaluation of noise at Arbor Park during busy weekends when the park is filled with soccer matches and the dog park is being utilized. To avoid future complaints from the new residents of the planned development about noise from soccer Saturdays and the dog park, noise impacts should be

studied and if necessary, mitigation measures proposed. The noise study should be conducted to include all hours of the day on Saturdays when whistles, loud voices, cheering and other noises are made.

From: Tom Oliver <Toliver@cityoflosalamitos.org>

Sent: Monday, October 31, 2022 2:37 PM

To: [REDACTED]

Cc: Shelley Hasselbrink <SHasselbrink@cityoflosalamitos.org>; Tanya Doby <TDoby@cityoflosalamitos.org>; Mark Chirco <MChirco@cityoflosalamitos.org>; Jordan Nefulda <JNefulda@cityoflosalamitos.org>; jkalmick@sealbeachca.gov <jkalmick@sealbeachca.gov>; mvaripapa@sealbeachca.gov <mvaripapa@sealbeachca.gov>; tmoore@sealbeachca.gov <tmoore@sealbeachca.gov>; ssustarsic@sealbeachca.gov <ssustarsic@sealbeachca.gov>; smassalavitt@sealbeachca.gov <smassalavitt@sealbeachca.gov>; StopLampsonProject@Gmail.com <StopLampsonProject@Gmail.com>

Subject: RE: Please stop overdeveloping the city!

Caution: This email came from outside Kaiser Permanente. Do not open attachments or click on links if you do not recognize the sender.

Hi Lawrence,

Good afternoon. Thanks for your response. The City will consider these issues as a part of the Environmental Impact Report.

As always, if you have any questions, please email or call me,

Tom Oliver

Associate Planner

City of Los Alamitos

3191 Katella Avenue

Los Alamitos, CA 90720

(562) 431-3538 x303



From: [REDACTED]

Sent: Monday, October 31, 2022 2:34 PM

To: Tom Oliver <Toliver@cityoflosalamitos.org>

Cc: Shelley Hasselbrink <SHasselbrink@cityoflosalamitos.org>; Tanya Doby <TDoby@cityoflosalamitos.org>; Mark Chirco <MChirco@cityoflosalamitos.org>; Jordan Nefulda <JNefulda@cityoflosalamitos.org>; jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov;

StopLampsonProject@Gmail.com

Subject: Please stop overdeveloping the city!



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender

To whom it may concern:

I am a Rossmoor resident and would like to speak up against overdeveloping our city.

The developer is required to review each Environmental concern.

They are counting on us not saying anything and breezing through the process.

Now is our time to stop this. Mention as many examples and be specific in asking for environmental/technical studies.

Please be generous when providing examples of how this project could negatively affect our community. Some examples are below, and don't forget to include your name, address, and contact information!

Aesthetics

Air Quality

Cultural Resources

Construction Noise and road closure

Fire / Police / Medical Response

Greenhouse Gas Emissions

Hazards & Hazardous Materials

Land Use & Planning

Noise Pollution (vehicles on Lampson)

Population & Housing

Parking in our neighborhood

Public Services

Recreation

Road impacts from heavy equipment

Rodents

Schools / Libraries

Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)

Utilities & Service Systems

Views from our backyards

NOTICE TO RECIPIENT: If you are not the intended recipient of this e-mail, you are prohibited from sharing, copying, or otherwise using or disclosing its contents. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and permanently delete this e-mail and any attachments without reading, forwarding or saving them. v.173.295
Thank you.

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Lampson Project Comments
Date: Sunday, October 30, 2022 10:33:24 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

I live in [REDACTED]

I am incredibly concerned about the planned high-density housing development in the works and the impact it will have on our environment, traffic, recreation services and noise levels in the area.

We have spent countless hours in the area watching birdlife and animals in the open green space. The elimination of the field along lampson will be a huge loss and feeding ground. The elimination of parking and park and drive lot will be incredibly difficult for AYSO members and dog park goers.

We already experience a high level of traffic along lampson due to the size of the neighborhoods. Adding up to 500+ cars to the neighborhood will become incredibly problematic from spill over parking coming into the neighborhood and backup coming in and out of Lampson (the only way to get in and out of the neighborhood). Explain how this project will negatively affect our community.

The huge appeal of this neighborhood is the quiet atmosphere which will be greatly hindered by the addition of over 200 new homes and large increase in vehicle traffic.

Don't forget to include your name, address, and contact information!

Please do not ruin this beautiful natural environment and impinge this neighborhood with increased safety risks with such a huge volume of traffic in a small area.

Sincerely,

Angela Lyons
[REDACTED]

From: [REDACTED]
To: Tom Oliver; Shelley Hasselbrink; Tanya Doby; Mark Chirco; Jordan Nefulda; jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Lampson St. Project
Date: Wednesday, November 2, 2022 12:46:39 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear City of Los Alamitos and Seal Beach,

As a resident of College Park East in Seal Beach, I strongly oppose the Lampson St. housing project. This high density housing project, as planned, will cause major traffic issues (safety, backed-up traffic, etc.), impede parking in our own neighborhood by the overflow of cars in the proposed neighborhood, make the soccer field and dog park less accessible, cause a burden on the school district and it doesn't just impact CPE, it impacts West Garden Grove as well.

Please stop this project or at least enforce a plan with less homes and more parking for the new community.

Thanks,

Tamee MacKay

Sent from Proton Mail for iOS

From: [REDACTED]
To: [Tom Oliver](#)
Subject: PROPOSED 246 RESIDENTIAL UNIT PROJECT FOR 4665 LAMPSON AVENUE
Date: Wednesday, November 2, 2022 12:38:45 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

My child is part of the AYSO league and I believe there needs to be major consideration for the impact this development will have on the parking and use of the Arbor park field for sports activities.

Thanks,
Steve Marinoff

From: [REDACTED]
To: [Tom Oliver](#)
Subject: 4665 Lampson Proposal
Date: Tuesday, October 18, 2022 2:54:58 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Mr. Oliver,

I am writing to express concerns relative to the proposed development at 4665 Lampson. I live in Garden Grove, just off of Lampson, less than one mile east of the proposed development. Though not a resident of Los Alamitos my Garden Grove neighbors and I will most certainly be affected in a major way by such a development. While you dated your proposal October 3, 2022, my good friends who live in Seal Beach directly across Lampson from the project received your Notice of Proposal letter on Wednesday October 12. None of my Garden Grove neighbors have received your letter nor have any knowledge of the "Project". Unfortunately, I will not be available to attend your scoping meeting on October 20.

It seems as if notifying a majority of the potentially impacted neighbors would be prudent or at least the right thing to do. I am confident you will be sending out minutes of the meeting. Please retain my email address so that you may forward a copy of your minutes to me.

Regards,

Ken Markman

[REDACTED]

[REDACTED]

-----Original Message-----

From: [REDACTED]

Sent: Thursday, October 27, 2022 1:03 PM

To: Tom Oliver <Toliver@cityoflosalamitos.org>

Cc: Shelley Hasselbrink <SHasselbrink@cityoflosalamitos.org>; Tanya Doby <TDoby@cityoflosalamitos.org>; Mark Chirco <MChirco@cityoflosalamitos.org>; Jordan Nefulda <JNefulda@cityoflosalamitos.org>; jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com

Subject: Lampson Project Comments

Please reconsider the development planned for Lampson in Seal Beach. Adding this community would negatively effect Seal Beach, Los Alamitos and Rossmoor.

First, our schools are already over crowded and by adding these additional homes and apartments will only add to our current problem. Have you visited the high school recently and seen the amount of portable classrooms they

currently have? Have you heard of the parking issues for students at the high school? I think it's important that you address the community and let us know good plans for how the school district will plan for the additional families moving to the neighborhood.

Also, the increased traffic on seal beach Blvd / Los al blvd during the morning and afternoon hours will be horrible. Try driving to the high school at 8:00 am any Monday through Friday and then imagine adding an additional 100 families to the neighborhood taking that same path.

Our small community is built with one major roadway and by adding these additional homes you will make drastically change the lives of current community members for the worse.

Kelly Marshall
Resident of Rossmoor for the past 16 years.

Sent from my iPhone

TO: Tom Oliver, Associate Planner, City of Los Alamitos
29 September 2022
SUBJECT: COMMENTS TO DRAFT ENVIRONMENTAL REPORT
FOR 4665 Lampson Ave., Project

Mr. Oliver, I am responding to the letter sent out dated 15 September soliciting comment for the draft Environmental Report for the 4665 Lampson Ave Project.

I will comment on only one environmental aspect to consider that is not mentioned in any of the correspondence I have seen published. The issue is traffic and the sheer number of additional vehicles that will use Lampson Ave for ingress and egress purposes.

Your letter indicates 114 Townhouses, 77 Apartment Homes and 55 Cluster Homes (whatever this term means) for a total 246 additional vehicles using Lampson Ave. Currently there are approximately 700 homes in College Park East alone (assuming one vehicle per household) and not counting the Los Alamitos homes in Parkwood. Giving you a grand total of 946 vehicles potentially using one street, i.e., Lampson Ave.

In the event of some natural disaster such as an earthquake this situation is critical. Recently The Los Angeles Times ran an article pointing out that the south coast region of Southern California had a fault line just as dangerous as the San Andreas fault line. If this should occur the disastrous results would be significant.

I urge you to seriously consider the issue as you draft the environmental report for the 4665 Lampson Ave. Project.

Respectfully Submitted
Richard B Martin




College Park East Resident for over 50 years

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, October 26, 2022 10:16:42 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

I live in CPE with my husband and children. We love this neighborhood and wants to maintain quality of living. The insane number of housing planned is ridiculous for the amount of infrastructure that is currently in place too accommodate this significant increase in housing. Not to mention the increased noise, pollution and traffic that will congest the 4 lanes on Lampson. It will negatively impact the surrounding neighborhood.

Seal beach, as been able for the most part, maintain its charm and small town feel in a large city. Please please do not change that by building the condense housing so close to a community. There are not many towns that have been able to maintain that charm. It will forever change our city.

Sincerely,
Cathy Mathews

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 5:27:05 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

The developer is required to review each Environmental concern.

They are counting on us not saying anything and breezing through the process.

Now is our time to stop this. Mention as many examples and be specific in asking for environmental/technical studies.

Please be generous when providing examples of how this project could negatively affect our community. Some examples are below, and don't forget to include your name, address, and contact information!

- Aesthetics
- Air Quality
- Cultural Resources
- Construction Noise and road closure
- Fire / Police / Medical Response
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise Pollution (vehicles on Lampson)
- Population & Housing
- Parking in our neighborhood
- Public Services
- Recreation
- Road impacts from heavy equipment
- Rodents
- Schools / Libraries
- Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)
- Utilities & Service Systems
- Views from our backyards

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmooore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Lampson Project Comments
Date: Friday, October 28, 2022 1:36:52 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

The Lampson project is a very big concern not only for the residents of College Park East but surrounding communities. Lampson Ave is already prone to problems and the addition of 240+ units would make it worse. Unfortunately with the way College Park East was designed Lampson has very little clearance for residents coming out of the neighborhood to see oncoming traffic which results in accidents. The development of so many new units would impact the street of Lampson even more. I grew up in Rossmoor and now live in College Park East. The speeding down Lampson was always a concern and I remember those boulders/rocks being put into the center dividers to prevent speeding cars into oncoming traffic (or at least that is what I was told). What is the City of Los Alamitos going to provide to better this street? There are no turn signals at the lights except where old ranch country club is and the major cross streets, the streets flood and the speeding is always a problem. The traffic at Seal Beach Blvd. and Lampson is already bad and with additional housing this is only going to be a nightmare to try and get kids to school on time! Also what parks are these residents going to use? College Park East's parks, which was even a fight to get in the development to begin with? Where are residents going to park? There is not enough parking with what is proposed and there is no parking along Lampson. Are they going to park in the tract of College Park East where parking is already limited. The residents of Parkewood in Los Alamitos already come into College Park East to walk their animals since Parkewood does not allow animals in the common area. Is this going to happen with this new development too? What about Arbor Park and AYSO soccer that benefits the kids of Los Alamitos, Seal Beach and Rossmoor? Where would anyone park? I am all for making a better and inclusive community but within reason and to benefit all the residents/surrounding residents not just developers and cities pockets.

Thank you,

Meredith Mayosky
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Project Comments
Date: Friday, October 28, 2022 6:39:09 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi! I live in College Park Estates and am very concerned about the impact that the proposed housing development on Lampson would have on my area. That seems like a LOT of people to add to such a small piece of land. Traffic is going to be a nightmare and our already stressed water resources would be severely taxed.

Jo Melis

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Thursday, October 27, 2022 9:41:15 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Greetings City of Los Alamitos Council:

I am writing regarding the Lampson Project to inform you that I am not in favor. This project will not be in the best interest of the neighboring cities as it will cause the following issues in the community:

- traffic congestion especially on main streets
- traffic noise and making it unsafe for neighbors and residence walking or riding bikes due to traffic
- longer traffic delays getting onto the freeway entrance
- difficulty with access local parks
- increase in smog and pollution in the area due to increase in cars.

There is currently another housing development occurring in Cypress which will affect traffic on Katella. Having the Lampson project will only make things worse and contribute to the heavy traffic congestion. Please consider my concerns listed above.

Thank you for your time and support.

Yvette Meneses
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; stoplampsonproject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, October 26, 2022 11:35:31 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good evening,

My name is Amira Michael. I live in [REDACTED] and I strongly believe that this project will bring nothing but chaos to CPE, Seal Beach city and all the neighboring cities. This project will bring more traffic than it's already congested on our everyday life. I already have hard time driving through Lampson during rush hours with the amount of residents we have now. The schools are crowded with large numbers of students, our parks will also be taken and used by others. Lastly our safety will be jeopardized. Please stop this nonsense greedy project and protect our Seal Beach beautiful city.

Other things affected by this nonsense project:

- Aesthetics
- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation & Traffic
- Utilities & Service Systems.

Amira Michael

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Avenue project
Date: Saturday, October 29, 2022 12:00:44 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

What is the estimated timeline for the project? Beginning of construction, sales of 1st phases and completion? Thank you.

Sent from my iPhone

From: [REDACTED]
Subject: Concerns about new residential development on WestEd site
Date: Wednesday, November 2, 2022 10:52:40 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi city leader,

I live in Los Alamitos and I am concerned about this 500 unit development. I am concerned about the increase in traffic and accidents on Lampson and Seal Beach Boulevard. It is already a zoo especially during rush hour and school pickup drop off times. Having 500+ more cars will greatly impact traffic congestion, pollution and risk of accidents. I think that to make our neighborhood a place where kids can walk to school and bike to school safely, this development is not in line with those goals.

Already there have been several bike accidents on Seal Beach and Lampson.

I am concerned and please stop this development. Has there been traffic or environmental hazard studies done?

Sincerely,
Soo Min.

From: [REDACTED]
To: [Tom Oliver](#)
Cc: stoptampsonproject@gmail.com; [Julie R. Hughes](#)
Subject: Lampson Project Comments
Date: Monday, October 31, 2022 9:09:08 PM

 **IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender** [REDACTED]

Mr. Tom Oliver,

I have several questions and comments on The Lampson Project proposed in Los Alamitos:

Site Access- Can the project utilize the existing traffic signal at Rose Street by acquiring needed land from the Navy Golf Course to allow a full access entrance at the existing signal- much safer for everyone.

Left turn access at the proposed east entrance- is the proposed left turn lane long enough to handle trips/stacking distance for PM peak hours?

Vehicles exiting site and wanting to travel east have to either make a dangerous left turn out across the WB lanes and incoming EB left turn or go west and make a u-turn at Heather Street- can the WB left turn lane at Heather Street handle all these u-turns (length of left turn lane and traffic signal timing)? Is there an impact at this intersection (Lampson and Heather) due to more than 50 trips in the peak am or pm hour?

Isn't the proposed west entrance too close to the existing driveway to the dog park/soccer fields (200feet)? The WB left turn lane at the entrance to the dog park/soccer field is only 40 feet long and results in vehicles entering the left turn into the dog park to back out into the EB thru lane.

WB vehicles entering the west entrance turn right from a 45 MPH travel lane into a parking lot that has vehicles possibly backing out of a parking space directly into the entry drive aisle and possibly causing a collision between a car entering and a car backing out of their parking stall. Possibly require a deceleration lane into each/both entrances for WB traffic. West entry should have a sufficient throat distance to allow vehicles to enter the site while safely getting out of the WB lane of travel, without possibly encountering a vehicle backing out or parked in the drive aisle.

What are the regulations that govern development adjacent to the Joint Forces Training Base (JFTB)?

What are the regulations that govern the Airport Land Use Committee regarding JFTB and proposed developments adjacent to the JFTB?

What is the impact on Police and Fire response for Los Alamitos emergency programs? I assume the existing Federal building pays zero property tax to Los Alamitos; does property tax on proposed housing units pay for emergency services required? Roof tax = community facilities district to offset financial impacts to city?

Is the developer proposing financial assistance from the Statewide Community Infrastructure Program (SCIP) or another financing mechanism and/or eligible for other subsidies for housing projects to entice home building and address Los Alamitos' Regional Housing Needs Allocation (RHNA) requirements?

Will the cost of private and public improvements be financed by a community facilities district/Mella Roos Act in effect and passed onto the future home buyer?

Are internal drive aisles wide enough for fire apparatus/vehicles and are there sufficiently sized vehicle turnaround areas for large fire vehicles?

Are internal streets/drive aisles private and privately maintained or public and City responsibility? Will parking be prohibited on internal drive aisles to maintain proper clear space for emergency vehicles? Emergency vehicle access easements?

Does Los Alamitos have a tree ordinance regarding mature trees on a development site?

How is the impervious surface area proposed to be treated to meet water quality requirements for priority development projects?

Is the project requesting a parking concession due to the project providing affordable housing? Where will the project residents park when there is no parking left on site? Will they park on College Park East streets and cross at the Heather and Rose Street intersections and/or in between the signals on Lampson?

Are proposed Green House Gas emissions significant and/or unacceptable for this change in land use designation?

Thank you for the opportunity to comment on the project and I look forward to your response.

Bob Moehling

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Re: Lampson Project Comments
Date: Wednesday, November 2, 2022 7:34:52 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Thanks for the link Tom- have a good day.

On Tue, Nov 1, 2022 at 3:32 PM Tom Oliver <Toliver@cityoflosalamitos.org> wrote:

Hi Bob,

Good afternoon. Not at this point. This is just the beginning step of the Environmental Impact Report process. The studies are just beginning. Please, keep an eye on this page of our City's website to see any documents that are released to the public.

<https://cityoflosalamitos.org/203/Planning-Commission-Projects>

As always, if you have any questions, please email or call me,

Tom Oliver

Associate Planner

City of Los Alamitos

3191 Katella Avenue

Los Alamitos, CA 90720

(562) 431-3538 x303



From: bob moehling [REDACTED]
Sent: Tuesday, November 1, 2022 3:10 PM
To: Tom Oliver <Toliver@cityoflosalamitos.org>
Subject: Re: Lampson Project Comments

Thanks Tom, does the applicant have an estimate as to when the draft EIR will be out for public review?

On Tue, Nov 1, 2022 at 9:40 AM Tom Oliver <Toliver@cityoflosalamitos.org> wrote:

Hi Bob,

Good morning. Thanks for your response. The City will consider these issues as a part of the Environmental Impact Report.

As always, if you have any questions, please email or call me,

Tom Oliver

Associate Planner

City of Los Alamitos

3191 Katella Avenue

Los Alamitos, CA 90720

(562) 431-3538 x303



From: bob moehling [REDACTED]

Sent: Monday, October 31, 2022 9:09 PM

To: Tom Oliver <Toliver@cityoflosalamitos.org>

Cc: stoplampsonproject@gmail.com; [REDACTED]

Subject: Lampson Project Comments



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Mr. Tom Oliver,

I have several questions and comments on The Lampson Project proposed in Los Alamitos:

Site Access- Can the project utilize the existing traffic signal at Rose Street by acquiring needed land from the Navy Golf Course to allow a full access entrance at the existing signal- much safer for everyone.

Left turn access at the proposed east entrance- is the proposed left turn lane long enough to handle trips/stacking distance for PM peak hours?

Vehicles exiting site and wanting to travel east have to either make a dangerous left turn out across the WB lanes and incoming EB left turn or go west and make a u-turn at Heather Street- can the WB left turn lane at Heather Street handle all these u-turns (length of left turn lane and traffic signal timing)? Is there an impact at this intersection (Lampson and Heather) due to more than 50 trips in the peak am or pm hour?

Isn't the proposed west entrance too close to the existing driveway to the dog park/soccer fields (200feet)? The WB left turn lane at the entrance to the dog park/soccer field is only 40 feet long and results in vehicles entering the left turn into the dog park to back out into the EB thru lane.

WB vehicles entering the west entrance turn right from a 45 MPH travel lane into a parking lot that has vehicles possibly backing out of a parking space directly into the entry drive aisle and possibly causing a collision between a car entering and a car backing out of their parking stall. Possibly require a deceleration lane into each/both entrances for WB traffic. West entry should have a sufficient throat distance to allow vehicles to enter the site while safely getting out of the WB lane of travel, without possibly encountering a vehicle backing out or parked in the drive aisle.

What are the regulations that govern development adjacent to the Joint Forces Training Base (JFTB)?

What are the regulations that govern the Airport Land Use Committee regarding JFTB and

proposed developments adjacent to the JFTB?

What is the impact on Police and Fire response for Los Alamitos emergency programs? I assume the existing Federal building pays zero property tax to Los Alamitos; does property tax on proposed housing units pay for emergency services required? Roof tax = community facilities district to offset financial impacts to city?

Is the developer proposing financial assistance from the Statewide Community Infrastructure Program (SCIP) or another financing mechanism and/or eligible for other subsidies for housing projects to entice home building and address Los Alamitos' Regional Housing Needs Allocation (RHNA) requirements?

Will the cost of private and public improvements be financed by a community facilities district/Mella Roos Act in effect and passed onto the future home buyer?

Are internal drive aisles wide enough for fire apparatus/vehicles and are there sufficiently sized vehicle turnaround areas for large fire vehicles?

Are internal streets/drive aisles private and privately maintained or public and City responsibility? Will parking be prohibited on internal drive aisles to maintain proper clear space for emergency vehicles? Emergency vehicle access easements?

Does Los Alamitos have a tree ordinance regarding mature trees on a development site?

How is the impervious surface area proposed to be treated to meet water quality requirements for priority development projects?

Is the project requesting a parking concession due to the project providing affordable housing? Where will the project residents park when there is no parking left on site? Will they park on College Park East streets and cross at the Heather and Rose Street intersections and/or in between the signals on Lampson?

Are proposed Green House Gas emissions significant and/or unacceptable for this change in land use designation?

Thank you for the opportunity to comment on the project and I look forward to your response.

Bob Moehling

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 6:26:35 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear Mr Oliver and the City of Los Alamitos Planning Division,

My name is Suzy Mokhtari I wanted to voice my concern for the proposed development at Arbor Park. While it is a beautiful concept to provide safe housing opportunities for lower income families, we all deserve a plan for parking, open play spaces, and traffic rules. As a pediatrician, CPE homeowner, mom of 3, and human rights advocate, I am concerned this project has not been fully thought out in providing safe living spaces for all.

I appreciate your diligence in keeping our community safe!

Suzy Mokhtari, MD, MPH

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@Gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 9:12:57 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

From: Marjorie Morley, Dogwood Ave CPE

Aesthetics- As a resident of CPE for 20 yrs I purchased my home because of the beautiful drive down Lampson which will be forever changed with this new development. No more country setting! Will be too city-like!

Air quality is already bad with constant 405 widening! This area already has a bad AQMD rating. I have constant black dust in my house. Driveway & pavers also black when rinsed down. It will only be worse with pollution all around our tract.

Construction Noise and road closure -Too much traffic & accidents without the increased amount. Lampson is a speedway as is. Years of accidents will now increase. Noise of medical vehicles will be the norm.

Fire / Police / Medical Response-Will it be Los Al located? Not use SB city services.

Greenhouse Gas Emissions- Will the development be built with with Green Emmissions in mind?

Hazards & Hazardous Waste- Hopefully up to code &`properly stored/disposed of!

Land Use & Planning- Hopefully the beginning of this deveoplment will be set back away from the street! Worried about my property value being decreased. Katella developments are enough & ugly looking driving down that street. A mish- mash of looks! I don't want our area looking commercialized.

Noise Pollution (vehicles on Lampson) And how long will this development take from start to finish? Like years?

Population & Housing- Will the new tenants be told of the noise they will have from the Joint Base, eg: helicopters taking off & landing frequently, training sessions, air show yearly. Those planes rumble my house while they practice. Noise level high. Still too many people in a small area.

Parking in our neighborhood should not be allowed in CPE or use of our parks. Don't want dogs polluting our common areas. Want a protocol fir eliminating this problem.

Public Services -Street sweeping & trash pickup will add to noise & pollution. Maybe rodents & such.

Recreation- should be contained within the new development.

Road impacts from heavy equipment- what will Lampson road condition look like. Will we get flat tires from construction debris. Have to dodge construction debris & be involved in an accident. To the new tenants. Driving from Valley View is very dangerous during the time the sun is at its worst location & you can't see what's coming down the road.

Schools / Libraries- Can Los Al handle an increase in students?

Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc) Just increased incidents off accidents.

Taxes- Hope this development doesn't effect any of my already high taxes.

Utilities & Service Systems Will all be underground & out of site?

Views from our backyards- Im sure those houses on Lampson will be affected. Those on corners(Rose) more so! Glad I dont live close to Lampson

This new development will change the lives of the entire CPE community! And not in a positive way!

Sent from my Verizon, Samsung Galaxy Tablet

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Lampson Project Comments
Date: Sunday, October 30, 2022 10:55:35 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To politicians and city officials behind this proposal,

You are proposing to destroy a community with your greed.

In return, you will destroy the aesthetics of such green space with nice family neighborhoods around it and more importantly worsen the air quality which is already unhealthy due to existing traffic.

We just went through the worst pandemic, that will have long term impact on our children's health, and your proposed project will cause more respiratory issues, potentially lead to mutations and much serious respiratory diseases. CDC already published their opinion on the long term impacts. You would be guilty even proposing this development

Moreover, you are proposing an attack to our culture and livelihood here. You are proposing to destroy decades of unique tradition and culture

We, including our children, will never forget you, politicians and investors, who are behind this terrible proposal.

You are proposing to benefit a 'small group of people', financially, and they are not even the future residents of the proposed development.

If you are with the people of your city, you withdraw this proposal. Then you will have our support, otherwise we will never give up

Onur Mudanyali
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov)
Cc: [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; [Valerie Munro](mailto:Valerie.Munro@sealbeachca.gov)
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 3:28:59 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello Mr. Oliver,

As residents of College Park East in Seal Beach, we have concerns about the new housing development planned along Lampson Avenue in Los Alamitos.

As we're sure you've received many letters, we hope that the concerns are taken seriously. We understand that demands for additional housing are being placed on cities. That we have accepted.

Our concern lies in how the new development will negatively impact the quality of life for residents living in the surrounding areas. And in this scenario, it is hard to come up with a positive outcome for nearby residents in Seal Beach and Los Alamitos.

As plans are evaluated, please consider the following:

- **Visibility:** The 3-story portions of the development will be visible from homes. These buildings will not only be seen from people's front and back yards, but from inside the house as well. This seems like an unreasonable level of infringement just to be able to add density to a project that will end up having 2-3x the density of the surrounding neighborhoods. Please consider: (1) scaling back the height of the project or (2) including landscaping to help screen buildings.
- **Traffic:** This is a very real concern. Not only is the traffic on Lampson dangerous, but residents tend to use the inlets/outlets as an extension of Lampson. So not only should the traffic on Lampson be a consideration, traffic within the existing and proposed communities should be as well. Many will attest to the number of fatal and serious accidents along Lampson, and we too have seen the aftermath of many. Additionally, Lampson is the only way in and out of the neighborhood. Anytime there is an accident or nearby construction, traffic gets routed to Lampson, creating additional traffic. With the anticipated increase in traffic on Lampson, please consider: (1) adding signals (2) additional policing of the roads and (3) improvement of center medians to reduce risk of crossing across medians.
- **Parking:** This is something that we deal with already. What is the contingency, should the new development lack adequate parking for residents, roommates and visiting guests? Also, what happens during weekend soccer tournaments? There are currently times when people park in CPE on the weekends. Since we park our cars in our garage, we already know the frustration of empty curbs being filled by CPE residents with 4+ cars per household. Who wants a street lined with parked cars? Or without a place for guests to park?
- **General overflow into neighborhood:** The proposed community appears to lack many amenities that could improve the quality of life for the new residents as well as increase property values. There appears to be very little grass, no playground, and no sports courts (basketball, volleyball, etc.). As a community, how does that fit with the values of Los Alamitos? While it's speculation, there will likely be overflow into CPE for use of parks and dog walking.

We are concerned with the additional CPE foot traffic and park use that will surely come as a result. Please consider: (1) Adding additional parks or greenbelts for people to relieve their

dogs. (2) Some sort of playground equipment and courts for the residents of the community. Make it a community that is worthy of the values of the city. Not just another high-density project that will appease the state.

There are many other ways we believe the new development will have an adverse impact on the existing community, but we will leave it at these four. Please consider, seriously, all the concerns sent to you as many are rooted in safety and a reduced quality of life for neighboring communities. While we understand the state requires additional density, we believe cities need to push back in any way possible to make these new developments livable and reflect the standards and values of the community.

Thanks for your time and consideration.

Best Regards,

Valerie and Don Munro

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Environmental Impact Report
Date: Sunday, October 30, 2022 12:34:07 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi Tom,

It looks like you're preparing an environmental impact report for the proposed housing project on Lampson. So for your information, below is a report on wildlife regularly seen on the property.

The area of the proposed development project at 4665 Lampson hosts a variety of bird species that are rare and uncommon in coastal California. The area, in conjunction with the Joint Forces Base field and Arbor Park, is an oasis for migrating and breeding birds, providing the only respite from the urban development that extends in every direction.

I have been living in neighboring College Park East for the last five years. I've documented roughly 100 species on the Wested office building property, including Swainson's hawks, Merlins, vermilion flycatchers, white tailed kites, and others.

For some of these birds, the local area is their only usable habitat in the greater southern CA region. For instance, there are no other known breeding locations for Swainson's hawks in coastal Southern California.

Notably, nothing happens in a bubble. And currently, the Joint Forces Base is plowing significant portions of their field for a solar panel construction project. That project—in conjunction with the proposed housing development on Lampson—represent a dramatic loss of habitat for these species.

Below is a list of bird species I've documented at the wested office location. I've noted the birds seen breeding in the area, including some birds nesting in trees on the location and other individuals that were recently fledged (out of the nest for a week or so but nest location is unknown).

Breeding Activity Noted

- Western Bluebird
- Black Phoebe
- Red Tailed Hawk
- Eurasian Collared Dove
- Vermilion Flycatcher
- Cassins Kingbird
- Swainson's Hawk
- Coopers Hawk
- Hooded Oriole
- White tailed Kite

Additional Species

Great Egret
Orange Crowned Warbler
House Finch
Northern Mockingbird
European Starling
Say's Phoebe
American Kestrel
Killdeer
Allen's Hummingbird
Anna's hummingbird
Mourning Dove
Canada Goose
Yellow rumped warbler
White crowned Sparrow
Lesser Goldfinch
Bushtit
American Crow
Great Blue Heron
Mallard
Barn Swallow
Great Tailed Grackle
Lark Sparrow
American Robin
Blue Grey Gnatcatcher
Violet Green Swallow
tree swallow
Savannah Sparrow
Western Kingbird
White throated swift
Turkey Vulture
Nuttall's woodpecker
Red shouldered hawk
Ruby crowned kinglet
American Goldfinch
American pipit
Common Raven
Scaly breasted munia
Northern Flicker
Dark eyed junco
Palm warbler
Red winged blackbird
Wilson's warbler
Pin tailed whydah
Peregrine falcon
Northern rough winged swallow
House wren
Western wood peewee
Western meadowlark

Merlin
Bullocks oriole
Cassins vireo
Ash throated flycatcher
Swinhoes whiteeye
Brown headed cowbird
Vaux's swift
Barn owl
Red breasted sapsucker
Cedar waxwing
Downy woodpecker
Lincoln's sparrow
Hammonds flycatcher

Rather obviously, the proposed housing development in conjunction with the base solar panel project will render the area largely unusable for these species.

All the best,

Ben Newhouse



Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Subject: 4665 Lampson Avenue Draft EIR
Date: Wednesday, November 2, 2022 9:53:14 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear Mr. Oliver,

The parking lot servicing the office building at *4665 Lampson Avenue* acts as overflow parking for Arbor Park. As you may know, the park is one of the main play fields for Region 159 AYSO soccer. It hosts both games and practices for many young people throughout the week, including my two daughters.

Arbor, and the adjacent dog park do not have enough parking space for the number of vehicles they attract on the weekends. If the parking lot at 4665 Lampson Avenue is developed into residential/commercial space many AYSO participants, and pet owners will be forced to park in the neighborhood directly south of the park. I believe that may cause friction between park users and home owners as it will reduce street parking in the neighborhood. The increase in park goers crossing Lampson at the Heather St crosswalk will also slow through traffic on Lampson, and creates a greater risk of children/parents getting hit by a car. I ask that the city's Draft Environmental Impact Report look at what options are available to keep Arbor's overflow parking on the north side of Lampson.

Very Respectfully,

Joseph Nieblas
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: 4665 Lampson
Date: Tuesday, November 1, 2022 10:38:46 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

I am a resident of this community. I grew up in Seal Beach in College Park East. I lived there for 4 years as a parent and am still in the area for community events.

My children do soccer at Arbor Park every weekend. My children play at Heather Park near your proposed project site.

I am very concerned about your proposed project will negatively affect our neighborhood. This is our community and I don't want to ruin our community and keep it true to our roots.

Please strongly consider my concerns for our community. I strongly oppose this project.

Loan Nolan
Rossmoor resident

2022 Los Alamitos Lampson Housing Project concerns:

1. Lampson is dangerous enough with speeding cars all hours of the day, and others going through red lights in the early morning hours, don't need or want a possible additional 500 cars on this street, being only 2 lanes on each side. Heavy and dangerous traffic.
2. Housing is placed at the outer boundary of Los Alamitos, and it won't affect their city/neighborhoods, but will strongly hinder our neighborhood of College Park East (CPE), Seal Beach.
3. Part of this housing project is low income housing? Low income housing has the potential to bring increased crime to our neighborhood. Our home values could/will decrease.
4. Minimal parking at this complex? There is the potential for increased traffic and parking and crowding in our neighborhood. Many households park on the street, not in their garages or driveways. Our streets will be jammed with Los Alamitos vehicles. Does CPE now need residential parking permits, and give tickets or tow Los Alamitos cars? Will Seal Beach now have to enforce parking permits, if this is needed? Costs for permits/enforcement?
5. There is not a large police presence here at CPE, and we don't need one...but that may change with additional housing units across the street. With these new houses/people/cars/noise/traffic, our neighborhood will suffer from all of this.
6. This town has been known as "Mayberry by the Sea" and is the reason we moved here from Long Beach. This will certainly taint this title.

This is a huge negative to our lives, homes, and lifestyle.....a quiet, safe and a small piece of heaven we love. Protect us city of Seal Beach and whoever has the power to stop this invasion of our small, great town.

Aesthetics: More development on Lampson will not be pleasant to see. It's mainly open space right now with green space. More development will definitely not be aesthetically pleasing to this neighborhood and may cause loss of home value.

Air Quality: Air quality will most definitely be impacted with the increased traffic on Lampson with the new development. During construction, with the heavy equipment and other vehicles, air emissions will increase and the

cumulative impacts from this will definitely be a problem, especially with older residents and those with comorbidities.

Construction Noise and road closure: This will definitely be a big problem for the residents at College Park East (CPE), Seal Beach. Lampson is already a major, busy road for drivers and is already very easily impacted by minor construction projects. This project will have a tremendous negative impact on Lampson and CPE residents.

Fire / Police / Medical Response: Will be hindered by increased traffic on Lampson. More traffic on Lampson means potentially more accidents and police/medical response needed.

Greenhouse Gas Emissions: Definitely will increase due to construction related vehicles, heavy and small equipment use during construction, and increased car emissions from the increased traffic.

Hazards & Hazardous Materials: Lampson Ave is already hazardous because of the speeding, and increased traffic will cause it to be even more hazardous to drivers and pedestrians. In addition, the hazards of increased vehicle emissions which are hazards to our breathing.

Land Use & Planning: The proposed development is adjacent to an active military airfield and in potential danger from airfield accidents. A community development in this location is inconsistent with the surrounding land use.

Noise Pollution (vehicles on Lampson): There already is a noise issue from Lampson traffic. There will be added noise pollution from not only the increased vehicles on Lampson, but added vehicles on the 405 freeway from residents exiting to approach Lampson and the new development.

Population & Housing: Increased population and housing in Los Alamitos

will impact the adjacent CPE Seal Beach neighborhood, including CPE parking spaces, use of CPE parks.

Parking in our neighborhood: Most definitely the increased population, traffic and housing in Los Alamitos will impact the adjacent CPE Seal Beach neighborhood parking spaces. Parking permits for CPE residents should be implemented to prevent parking spaces being taken by the new development.

Public Services: New development in Los Alamitos will cause added strain on Seal Beach public services including police and fire department due to potential negative impacts on Lampson Ave, i.e. traffic accidents, pedestrian related issues, traffic issues.

Recreation: More development means increased use of parks and park equipment (from non-city residents) resulting in need for more care and upkeep of parks/ equipment and need for additional funding (from Seal Beach residents) for upkeep.

Road impacts from heavy equipment: Lampson is a heavily trafficked street and very prone to potholes, which can result in vehicle damage. Heavy equipment will definitely cause more damage to Lampson than just the normal heavy traffic. This will result in the need for additional funding (from Seal Beach residents) for upkeep on road repairs.

Rodents: With this development, more people means more trash and litter around because most people are lazy and don't clean up after themselves, resulting in vermin like mice and rats.

Schools / Libraries: There will obviously be more crowding at schools with more development, which will mean higher student to teacher ratios which negatively impacts learning. The local libraries will be impacted with more use by people, and more upkeep and resources needed at the libraries.

Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc): Lampson is already a heavily used street between Seal Beach Blvd. and Valley View, and adding additional traffic will cause a tremendous cumulative impact on traffic safety. There is regular speeding and continuous traffic violations on Lampson that will definitely get worse with more development. More cars in CPE will also cause safety issues for pedestrians and residents.

Utilities & Service Systems: New development will cause added burden to utilities and service systems, of which many are in need of repair and frequent upkeep. Infrastructure is always lacking behind hasty development projects and adds stress to utilities and service systems.

Views from our backyards: More development on Lampson will not be pleasant to see from front or backyards. It's mainly open space right now with green space. More development will definitely not be aesthetically pleasing to this neighborhood and may cause loss of home value.

Most likely, Seal Beach residents will have to bear the burden of costs and decreases in current lifestyle and negatively impacted home values, and not the city of Los Alamitos.

Respectfully,

Bart and Alice O'Brien

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Tom Oliver; StopLampsonProject@gmail.com](mailto:TomOliver@StopLampsonProject@gmail.com)
Subject: comments to Stop Lampson Project
Date: Tuesday, November 1, 2022 2:39:06 PM
Attachments: [Los Alamitos Lampson Housing Project concerns10312022.docx](#)

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello:

Please find attached, our comments regarding the city of Los Alamitos pending development on Lampson Ave. We do not feel the location of the development is at all appropriate and should be halted.

Thank you. Please contact us if you have any questions.

Sincerely,

Bart and Alice O'Brien

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov); [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmooore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Concerns about the Lampson Housing Project Being Developed
Date: Tuesday, November 1, 2022 2:44:38 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello Los Alamitos and Seal Beach City Council Members,

My name is Adam Offenberg. I am a resident of College Park East [REDACTED] I was made aware about the Lampson Housing Project that is being proposed and I am writing to the city council to voice some of my concerns.

In looking at the plans that were made available, I am deeply concerned about the safety impacts of this project due to increased traffic. Many people including children cross Lampson at Heather to go to Arbor Park for AYSO Soccer Games and practices as well as the Dog Park. With over 200 units being put in, the increased traffic will bring more opportunity for traffic and pedestrian accidents. I would expect that the city would require the developer to perform studies on traffic flow in that area as well as research on pedestrian safety. A traffic flow study needs to take into account time frames such as 7:45 am to 8:00 am (Peak school and work traffic time). There is only one right hand turn lane onto Seal Beach Blvd which all parents use coming from College Park East to drop kids off at Los Alamitos Schools. It currently backs up to Old Ranch Country Club already at these times. With the addition of these units I can imagine a scenario where traffic will be back up to Candleberry or worse during peak times.

Something that will compound the safety issue is the lack of sufficient parking being planned for the development. There needs to be a study focused on if the proposed parking for the development is sufficient to handle the amount of cars that will require parking by the owners, renters and guests of the dwellings being built. The plans that I have seen do not seem to include enough parking. So where will the excess cars be parked??? There is no street parking on Lampson so the only option will be for the excess cars to be parked in College Park East. This will bring in more traffic, especially by Heather Park (traffic and safety concern) where kids are always present.

While this is a Los Alamitos City property, the residents of these units will undoubtedly be utilizing Seal Beach City resources and amenities. Heather Park, Blue Bell Park, Almond Park College Park East Parking and Streets. Does either city plan to study the impacts of this influx of residents on said amenities?

There is signage posted on Lampson restricting trucks over 3 tons from using the street. With a large development project such as this, it would seem like this restriction would need to be lifted to accommodate the trucks / tractors / cranes and other large vehicles required to perform this build. Is this the case? The effects of this construction on Lampons Ave needs to be looked into.

I appreciate all of your attention on this matter.

Regards,
Adam Offenberg

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments - Justin Osburn - [REDACTED]
Date: Tuesday, November 1, 2022 1:45:21 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello Los Alamitos City Officials,

I am writing you this email to inform you of my concerns and disagreement with the project on Lampson, located at the current California Department of Fish and Wildlife building. I'm a homeowner who lives very close by in the College Park East neighborhood in Seal Beach and this will negatively impact the well being of my family.

I understand the desire to create affordable housing, but I don't think this is the proper location to construct such a massive project, for the following reasons:

- **Traffic Safety:** Lampson St. is already very crowded with many cars, lots of traffic and not to mention, accidents. Adding a 240+ housing development will only make this worse, with additional cars flooding into other parallel streets, causing danger to kids who play in the neighborhood and pedestrians. Traffic is also pushed one way, which will force users to make u turns at Heather Park, where many children currently play and walk around surrounding areas as pedestrians.
- **Air Quality:** will also be affected as a result of the increased traffic and cars. We already have enough issues with air quality with the various helicopters and planes roaming the area from the base.
- **Noise pollution:** The area already has enough noise coming from the 405 and 22 freeways, adding more traffic on Lampson will only magnify this and cause issues for residents who seek peace and quiet at their residence.
- **Parks and Recreation challenges:** When College Park East was built in the late 60's, it didn't get assigned the proper amount of parks for the total size of the housing tract area. It's already crowded at our current parks and with no parks in this project, this will only make things worse and decrease the quality of life for kids that live in this neighborhood (such as my daughter) with kids from other areas coming to overcrowd the parks.
- **Parking:** With limited parking in the housing project, this will in turn create issues and an overflow of people parking cars in the surrounding neighborhoods. College Park East already has limited parking.
- **Fire/Police/Medical Response:** with ongoing labor shortages and adding more people to the surrounding area, this will increase overall response time for first responders, creating more risk for current residents.

I hope you will take my concerns into consideration and appreciate your time. Please reach out with any questions.

Thanks,

Justin Osburn



From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments - Sophia Osburn - [REDACTED]
Date: Tuesday, November 1, 2022 2:54:28 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello Los Alamitos City Officials,

I am writing you this email to inform you of my concerns and disagreement with the project on Lampson, located at the current California Department of Fish and Wildlife building. I'm a homeowner who lives very close by in the College Park East neighborhood in Seal Beach and this will negatively impact the well being of my family.

I understand the desire to create affordable housing, but I don't think this is the proper location to construct such a massive project, for the following reasons:

- **Traffic Safety:** Lampson St. is already very crowded with many cars, lots of traffic and not to mention, accidents. Adding a 240+ housing development will only make this worse, with additional cars flooding into other parallel streets, causing danger to kids who play in the neighborhood and pedestrians. Traffic is also pushed one way, which will force users to make u turns at Heather Park, where many children currently play and walk around surrounding areas as pedestrians.
- **Air Quality:** will also be affected as a result of the increased traffic and cars. We already have enough issues with air quality with the various helicopters and planes roaming the area from the base.
- **Noise pollution:** The area already has enough noise coming from the 405 and 22 freeways, adding more traffic on Lampson will only magnify this and cause issues for residents who seek peace and quiet at their residence.
- **Parks and Recreation challenges:** When College Park East was built in the late 60's, it didn't get assigned the proper amount of parks for the total size of the housing tract area. It's already crowded at our current parks and with no parks in this project, this will only make things worse and decrease the quality of life for kids that live in this neighborhood (such as my daughter) with kids from other areas coming to overcrowd the parks.
- **Parking:** With limited parking in the housing project, this will in turn create issues and an overflow of people parking cars in the surrounding neighborhoods. College Park East already has limited parking.
- **Fire/Police/Medical Response:** with ongoing labor shortages and adding more people to the surrounding area, this will increase overall response time for first responders, creating more risk for current residents.

I hope you will take my concerns into consideration and appreciate your time. Please reach out with any questions.

Thanks,

Sophia Osburn



From: [REDACTED]
To: [Tom Oliver](#)
Subject: Fwd: West Ed project
Date: Wednesday, October 19, 2022 10:36:47 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender ooenea@gmail.com

----- Forwarded message -----

From: Enea Ostrich [REDACTED]
Date: Wed, Oct 19, 2022, 10:33 PM
Subject: West Ed project
To: <toliver@cityoflostalamitos.org>

Dear All:

Please consider the impact to wildlife as this area has been untouched for many years. There is Arbor Park behind the property which has wildlife and it's the last of greenery we have near CPE of Seal Beach which is the tract of Seal Beach closest to the project.

How do you propose to keep it peaceful between your project and Arbor Park?
Will there be trees to separate?

What will happen to the parking needed for soccer families?

There is also a dog park at Arbor which creates even more of a problem for parking, so how do you propose to help with that parking situation?

Having another traffic light at Lampson to the West Ed site would not be great at all. I believe the lights should remain as is.

Also, traffic will increase on Lampson due to the multiple housing this project will produce. Lampson isn't Katella...we only have two lanes on each side of the road. We already have increased traffic due to detours we have had in other projects and now residents from other areas use our road as a through way. It seems permanent and we used to just have residents coming through.

Please peruse each question and discuss solutions. I have little faith in this project and I am out of town for the scoping meeting unfortunately so it's why I write this note. It's better then being frustrated and wishing this project goes away because I know it won't. My hope is for peace to remain in CPE with this project across our tract. I just don't see it. All we have had here for the several years is crappy dust from projects around us. If you can reduce the dust in your project with water we will appreciate it greatly because Cal Trans has not kept it's promise rega regarding reducing dust. We are a dust bowl here daily. It's not environmentally good for anyone here and has caused health problems for us all.

Sincerely,

Enea Ostrich

From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov)
Cc: jkalmick@sealbeachca.gov; [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); mvaripapa@sealbeachca.gov; [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); smassalavitt@sealbeachca.gov; [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); tmoore@sealbeachca.gov
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 3:19:42 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good Afternoon,

I am writing to you as a concerned parent, who, over the course of thirty-eight years living in CPE, has watched the traffic on Heather St become increasingly more congested and the drivers too become increasingly more dangerous. Please take the time to watch this phenomenon for yourselves at 5pm PST on ANY weekday. The parade of cars returning from work is seemingly never ending. And there, right on the side of the street, zooming down the slope (directly next to the mailbox) is your constituents on their scooters and skateboards. I know this because I used to skate that very same slope into the street. A collision is inevitable. Injuries TO KIDS is inevitable. The addition of residents to 'The Lampson Project' as they look for a means to park their cars and u-turn their vehicles will make this even MORE likely and MORE frequent. You have a chance to prevent it from happening.

I appreciate your consideration.

PS. I debated bringing this to your attention, but it too is a legitimate concern of mine, I am worried about the plague of gophers this project will unearth. I've sprained many an ankle in gopher holes way too many times at WestEd. Im mortified at the thought of how many gophers are living under that grass. Where will they relocate to?

Matt Owens
CPE Resident

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Re: Lampson Project Comments
Date: Tuesday, November 1, 2022 9:35:30 AM
Attachments: [image003.png](#)
[image002.png](#)

Good morning Tom,

The tone of my comments may overshadow the message. I would like to amend my comment to the following extent:

Please delete the last paragraph of the email I sent to you. I think the first paragraph I wrote conveys the message clearly. The last paragraph begins with, "Many of the residents...."
Please delete this paragraph.

Thank you,
Nick Papadakis

Sent from my iPhone

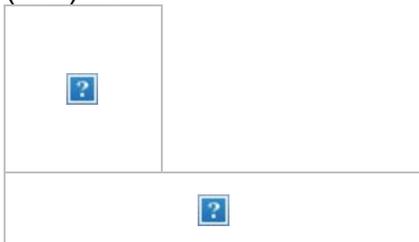
On Oct 31, 2022, at 2:13 PM, Tom Oliver <Toliver@cityoflosalamitos.org> wrote:

Hi Nick,

Good afternoon. Thanks for your response. The City will consider these issues as a part of the Environmental Impact Report.

As always, if you have any questions, please email or call me,

Tom Oliver
Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720
(562) 431-3538 x303



From: Nick Papadakis [REDACTED]
Sent: Monday, October 31, 2022 11:42 AM
To: Tom Oliver <Toliver@cityoflosalamitos.org>
Subject: Lampson Project Comments

 **IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]**

The developer is required to review each Environmental concern.

They are counting on us not saying anything and breezing through the process.

Now is our time to stop this. Mention as many examples and be specific in asking for environmental/technical studies.

Please be generous when providing examples of how this project could negatively affect our community. Some examples are below, and don't forget to include your name, address, and contact information!

- Aesthetics
- Air Quality
- Cultural Resources
- Construction Noise and road closure
- Fire / Police / Medical Response
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise Pollution (vehicles on Lampson)
- Population & Housing
- Parking in our neighborhood
- Public Services
- Recreation
- Road impacts from heavy equipment
- Rodents
- Schools / Libraries
- Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)
- Utilities & Service Systems
- Views from our backyards

Low income housing may include Section 8 government supported housing. Unfortunately there is a high incidence of crime associated with Section 8 tenants. Whether the proposed housing is Section 8 or not, why would any responsible city government permit low income housing to exist adjacent to relatively low crime neighborhoods such as Los Alamitos, Rossmoor, Seal Beach? Why would a responsible city council permit such an element into this area? Nonsense.

Many of the residents of this area own fire arms for good reason. Crime is rampant generally. People own fire arms for personal protection because the police have been hand cuffed. Imagine turning loose a low or no income population in the streets of the areas mentioned above. Such people are looking for opportunities to steal and maybe worse. Guns will be used. Does the city council want gunfights in the streets? Keep the undesirable element away from this area. That is part of your job as public officials. As public servants you should protect your constituents from crime we see on TV occurring in other cities.

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Lampson Project - Stop Now
Date: Friday, October 28, 2022 10:14:12 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Los Al and Seal Beach Council Members,

I write this E-mail in regard to the Lampson Project Development In Los Alamitos, CA.
Where do I begin?

The fact that a development with so many dwelling units has been considered by the city of Los Al is not only unacceptable, but borderline unethical. I have been in construction for quite some time and I have never seen anything like this for an area we live in. How did this even get this far? The negative effects this project will have outweigh the benefits by a landslide. I am not sure who is getting kickbacks (city of Los Al), and I really do not care, but this project is not a good idea. THIS PROJECT SHOULD NOT BE APPROVED.

Negative Side Effects

- Increased and overwhelming traffic
- U-Turn being forced at Heater park on an already dangerous/blind turn where you can;t determine the speed of upcoming traffic
- Not even close to ample parking (under served)
- College Park East (Seal beach) will have cars parked in the are from this development
- Parks in College Park East over crowded

City of Seal Beach Council Members, I am surprised that you are not fighting this (except Schelly who might be). Would you approve this if it was in Old Town or The Hill?

City of Los Al Council Members, You are turning a blind eye to your neighbors and this is not right. You all know this development should not be moving forward, but whatever kickback the city of Los Al is getting shows how unethical this is. Would you be moving forward with this project if you did not get this kick back?

You need to put a stop to this immediately.

Best Regards,

Bobby Papoulias
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 4:00:24 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear City... I would like to voice my concern on this project which should never start.

The developer is required to review each Environmental concern.

They are counting on us not saying anything and breezing through the process.

Now is our time to stop this. Mention as many examples and be specific in asking for environmental/technical studies.

Please be generous when providing examples of how this project could negatively affect our community. Some examples are below, and don't forget to include your name, address, and contact information!

- Aesthetics
- Air Quality
- Cultural Resources
- Construction Noise and road closure
- Fire / Police / Medical Response
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise Pollution (vehicles on Lampson)
- Population & Housing
- Parking in our neighborhood
- Public Services
- Recreation
- Road impacts from heavy equipment
- Rodents
- Schools / Libraries
- Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)
- Utilities & Service Systems
- Views from our backyards

Tom Papoulias
Commercial Real Estate
Los Angeles & Scottsdale



Ca Lic: 01145581

AZ Broker Lic: BR631650000

Serving The Commerical Realstate Industry For 30 Years.

From: [REDACTED]
To: [Tom Oliver](#); [Shelley Hasselbrink](#); [Mark Chirco](#); [Jordan Nefulda](#); [Tanva Doby](#)
Cc: jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; [REDACTED]
Subject: Environmental Concerns with Lampson Project
Date: Tuesday, November 1, 2022 11:08:02 AM
Attachments: [LampsonProject-TerryPederson-CPE-22_11_01.docx](#)



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

City of Los Alamitos

Subject: Lampson Project

As a resident of College Park East, I am concerned with the proposed Lampson Avenue Project.

I have lived in CPE for 23 years. This neighborhood has been here since the mid-60s.

It was developed during a time when nearly 79% of households had fewer than 2 cars.

Our parks were developed for CPE and not for extended communities.

Our streets and parking were developed for CPE residents.

The proposed Lampson Project will severely impact CPE.

Since I have lived here, Lampson Avenue has had many deaths due to accidents. Added cars and traffic will only increase the possibility of future accidents and fatalities. Not to mention added risk with heavy construction vehicles...

CPE has endured multiple construction projects with the 405 over the last decade. Noise and pollution have been unacceptable. The Lampson Project would add more suffering to CPE residence with noise and pollution.

Our parks were meant for CPE. No parks are planned for the new development. How can this be acceptable. The Lampson Project not having those resources would bleed over into the CPE/Seal Beach community and our resources.

As most new communities, parking is developed to only serve the residents living there and probably only 2 cars per household. When that expands due to children getting cars, or during holidays, there will be little to no additional parking for the Lampson Project residence expanded and extended families, especially during holidays. That parking issue will bleed over to CPE/Seal Beach and create parking issues within our community.

It is irresponsible to create a high-density community without the resources to support it.

For Los Alamitos residents, having a new community pop up on the other side of a large military base may sound like a great idea. It won't impact current Los Al residents' everyday life. It will add to the tax base, etc. But for us in CPE/Seal Beach, which is outside Los Al control, we are the ones being impacted. We will have the noise, the pollution, over population of our parks, will have parking impacted in front of our own homes, and increased traffic and possibility of accidents that impact everyone.

I believe that the plan is not well thought out. It won't support the Lampson Project residents. The lack of resources will create enormous pressure on CPE/Seal Beach residents.

Quality of life for those residents and as well as neighboring communities should be considered.

It is not just about how many homes can be crammed into a limited space and the maximum dollars that can be achieved for developers and Los Al.

I ask that you reconsider moving forward with this project.

Terry Pederson

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson development project
Date: Wednesday, November 2, 2022 10:59:45 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

I write to express concerns about the proposed development of the land on Lampson, adjacent to the military base and golf course. Both Arbor Park and the proposed development property are home to many types of wildlife. There are rabbits, coyotes, and red-tailed hawks, to name a few, including endangered species. On a regular basis, I see no fewer than three (3) pairs of nesting Red-Tailed hawks in the trees on the property. Any plan MUST include parameters for the development that will NOT cause nesting parents or babies to be disturbed during breeding season. A wildlife expert or avian biologist must be specifically consulted to insure that endangered species and nesting birds are not disturbed in violation of the Endangered Species Act.

Another concern is that the various animals on the site will lose their homes, and will likely travel into the local neighborhoods seeking refuge. The homeowners in the neighborhood will likely demand that the city trap and kill these animals. This is not acceptable. Governments continually encourage people to fear wildlife, therefore giving said government the basis for killing off the wildlife. Any plan for the property MUST include specific details of how the wildlife will be effected by the plan and MUST include a NO KILL requirement for a set number of years until the wildlife can relocate themselves and find new homes and resources.

Finally, since the state is continually battling the current or next drought - where is the water supply originating to provide for this project? Is the re-directing of water to this project from another source, further causing harm to endangered species in the locations where the water is taken from? Will taking more water from rivers, and other sources cause the loss of wetlands needed for migratory animals, who again are endangered species and protected by Federal law?

Additional concerns related to the project, but not the EIS include national security issues in placing additional people and houses in such close proximity to a military installation. Also, while the state has mandated low income housing, placing such housing adjacent to middle class housing will likely lower the value of adjacent homes, and possibly lowering property taxes of those who request a reassessment. Devaluation is also likely since most low income housing is accompanied by crime, drugs, unemployment, and poorly maintained housing itself? What plan is there for additional police battle increases in crime? Where do the additional resources originate for code enforcement of housing maintenance rules? What plan is there to deal with 1000 additional cars traveling along Lampson and needing to merge onto Seal Beach Blvd. - a place is already currently impacted by excessive traffic?

This is a poorly designed plan, that will kill long term wildlife, lower the standard of

living for all in this area, and add more issues to the already precarious issue of water in the state. I hope the city will reconsider any support for this plan.

Respectfully Submitted.
L. Pellegrini, Ph.D.

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 9:30:38 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Mr. Oliver,

I am a resident of the College Park East community in Seal Beach and I am writing to express my grave concern regarding the impacts of a potential housing development slated to be built at [4665 Lampson Avenue](#) in Los Alamitos ("Lampson Avenue Project").

This new, high-density development will have a myriad of negative impacts on our community both from a quality of life AND environmental standpoint. As a College Park East resident who lives on Ironwood Avenue, which runs parallel to Lampson Avenue, I already experience a great deal of sound pollution from the ever-increasing traffic just beyond my backyard wall. Adding a development to accommodate 800+ additional residents, along with their guests, will only add to the sound pollution from the added traffic and make the northside Ironwood Avenue residents' backyards unbearable during certain times of day.

Just as concerning as the sound pollution from additional vehicles on Lampson is the increased traffic as a result. Lampson is already a very dangerous road with numerous accidents occurring on a regular basis. The area of Lampson that runs along the community of College Park East has historically been known as "The Alley of Death," due to the significant number of fatalities that have occurred in the area. With no space to expand Lampson, the increased traffic will only add to the number of dangerous and deadly accidents. Below are some examples worth noting of accidents in this area of Lampson. One of these is from this past month (October 2022). Another involves a child. I have 3 children of my own, who often ride their bikes in the area, and I do not want their abilities to ride in the area to be hindered by uncontrollable traffic that cannot be accommodated by the Lampson intersections.

General safety and pedestrian safety should be a top priority for both the city of Los Alamitos and Seal Beach. An increase in injury and death rates in the area should not be on anyone's conscience.

<https://www.sunnews.org/drunk-driver-gets-15-to-life-for-lampson-avenue-death/>
<https://www.latimes.com/archives/la-xpm-1989-09-11-me-1559-story.html>
https://www.oc-breeze.com/2022/10/04/219326_seal-beach-police-investigating-serious-traffic-collision-involving-two-vehicles-on-lampson-avenue/
<https://www.laweekly.com/rider-hospitalized-motorcycle-crash-lampson-avenue-seal-beach-ca/>
<https://www.ocregister.com/2013/06/17/lampson-speeds-scrutinized-after-accidents/>

While dangerously increasing traffic and noise pollution are of utmost concern, there are also several other factors that are essential for the City of Los Alamitos to investigate. Below is a list of concerns that MUST be addressed in the environmental impact assessments:

- Aesthetics (visual perception of environment)
 - o Daytime glare and its impact on drivers, cyclists and neighboring homes
 - o Nighttime illumination
 - o Existing visual characteristics

- Property Values
 - o Existing home values are likely to decrease and be adversely impacted due to additional multi-family dwellings alleviating housing pressure in an area that is primarily single family homes
- Air Quality and Environmental Conditions
 - o Increased carbon monoxide emissions
 - o Increased particulate matter
 - o Increased greenhouse gas emissions
- Biological Impacts
 - o The appropriate agencies must investigate how this development will impact local wildlife
 - o There are a large number and variety of birds in the area – hawks, falcons and other large birds of prey, as well as squirrels and other varieties of smaller birds
 - Do any of these birds nest and feed in the vicinity of the development site?
 - Do any of these birds of prey have special environmental protective or endangered status?
 - o How many trees will be eliminated for this project and how will this impact shade and air quality?
- Geology and Soils
 - o Impact on drainage in the area
 - o Runoff concerns
 - o How will the local soccer field conditions be impacted?
- Public Protection Services Impact
 - o Fire protection
 - High population density requires additional fire protection services
 - Multi-family dwellings tend to require more fire protection
 - o Police protection
 - High population density requires additional fire protection services
 - Is there an expectation that crime may increase in the general vicinity due to a higher population density?
 - Additional police support from the City of Seal Beach will be required as a result of a development that is taking place in a separate city (Los Alamitos), which will impact Seal Beach taxes
- Other Public Services
 - o Library
 - Can local libraries accommodate the additional residents?
 - o Parks and Recreation (There are no planned parks or play areas for the residents of this development which will directly impact College Park East parks)
 - Can local parks accommodate the additional residents causing an increased rate of wear and tear?

As the leader of the city council in Los Alamitos, it is imperative that you perform the necessary steps and due diligence to halt the Lampson Project. I urge you to disapprove the current proposed development plan, reassess and preserve the well-being of the surrounding communities.

Regards,

Mike and Jessica Polye





From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Lampson Avenue Project - Comments and Concern
Date: Tuesday, November 1, 2022 9:02:25 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Mr. Oliver,

I am a resident of the College Park East community in Seal Beach and I am writing to express my grave concern regarding the impacts of a potential housing development slated to be built at 4665 Lampson Avenue in Los Alamitos ("Lampson Avenue Project").

This new, high-density development will have a myriad of negative impacts on our community both from a quality of life AND environmental standpoint. As a College Park East resident who lives on Ironwood Avenue, which runs parallel to Lampson Avenue, I already experience a great deal of sound pollution from the ever-increasing traffic just beyond my backyard wall. Adding a development to accommodate 800+ additional residents, along with their guests, will only add to the sound pollution from the added traffic and make the northside Ironwood Avenue residents' backyards unbearable during certain times of day.

Just as concerning as the sound pollution from additional vehicles on Lampson is the increased traffic as a result. Lampson is already a very dangerous road with numerous accidents occurring on a regular basis. The area of Lampson that runs along the community of College Park East has historically been known as "The Alley of Death," due to the significant number of fatalities that have occurred in the area. With no space to expand Lampson, the increased traffic will only add to the number of dangerous and deadly accidents. Below are some examples worth noting of accidents in this area of Lampson. One of these is from this past month (October 2022). Another involves a child. I have 3 children of my own, who often ride their bikes in the area, and I do not want their abilities to ride in the area to be hindered by uncontrollable traffic that cannot be accommodated by the Lampson intersections.

General safety and pedestrian safety should be a top priority for both the city of Los Alamitos and Seal Beach. An increase in injury and death rates in the area should not be on anyone's conscience.

<https://www.sunnews.org/drunk-driver-gets-15-to-life-for-lampson-avenue-death/>
<https://www.latimes.com/archives/la-xpm-1989-09-11-me-1559-story.html>
https://www.oc-breeze.com/2022/10/04/219326_seal-beach-police-investigating-serious-traffic-collision-involving-two-vehicles-on-lampson-avenue/
<https://www.laweekly.com/rider-hospitalized-motorcycle-crash-lampson-avenue-seal-beach-ca/>
<https://www.ocregister.com/2013/06/17/lampson-speeds-scrutinized-after-accidents/>

While dangerously increasing traffic and noise pollution are of utmost concern, there are also several other factors that are essential for the City of Los Alamitos to investigate. Below is a list of concerns that MUST be addressed in the environmental impact assessments:

- Aesthetics (visual perception of environment)
 - o Daytime glare and its impact on drivers, cyclists and neighboring homes

- Nighttime illumination
 - Existing visual characteristics
- Property Values
 - Existing home values are likely to decrease and be adversely impacted due to additional multi-family dwellings alleviating housing pressure in an area that is primarily single family homes
- Air Quality and Environmental Conditions
 - Increased carbon monoxide emissions
 - Increased particulate matter
 - Increased greenhouse gas emissions
- Biological Impacts
 - The appropriate agencies must investigate how this development will impact local wildlife
 - There are a large number and variety of birds in the area – hawks, falcons and other large birds of prey, as well as squirrels and other varieties of smaller birds
 - Do any of these birds nest and feed in the vicinity of the development site?
 - Do any of these birds of prey have special environmental protective or endangered status?
 - How many trees will be eliminated for this project and how will this impact shade and air quality?
- Geology and Soils
 - Impact on drainage in the area
 - Runoff concerns
 - How will the local soccer field conditions be impacted?
- Public Protection Services Impact
 - Fire protection
 - High population density requires additional fire protection services
 - Multi-family dwellings tend to require more fire protection
 - Police protection
 - High population density requires additional fire protection services
 - Is there an expectation that crime may increase in the general vicinity due to a higher population density?
 - Additional police support from the City of Seal Beach will be required as a result of a development that is taking place in a separate city (Los Alamitos), which will impact Seal Beach taxes
- Other Public Services
 - Library
 - Can local libraries accommodate the additional residents?
 - Parks and Recreation (There are no planned parks or play areas for the residents of this development which will directly impact College Park East parks)
 - Can local parks accommodate the additional residents causing an increased rate of wear and tear?

As the leader of the city council in Los Alamitos, it is imperative that you perform the necessary steps and due diligence to halt the Lampson Project. I urge you to disapprove the current proposed development plan, reassess and preserve the well-being of the surrounding communities.

Regards,

Mike and Jessica Polye





From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 11:47:50 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To whom it may concern:

I am a resident and home owner in Los Alamitos. I have three young daughters, all active in AYSO soccer, which utilizes Arbor Park for practices and games 3 times a week (each child!) during the Spring and Fall seasons. Arbor Park is one of the only parks in Los Alamitos large enough to accommodate the cities youth sports, such as AYSO. Additionally, the parking is already an issue during the soccer season. Fish and Game has generously allowed the use of their parking lot to accommodate parking issues, but what is this going to look like when this new development comes in? Has this been taken into consideration?

My concerns specifically are with:

Aesthetics

Construction Noise and road hazards

Land Use & Planning

Noise Pollution (vehicles on Lampson)

Population & Housing

Parking in our neighborhood

Recreation

Road impacts from heavy equipment

Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)

Views from our backyards

Christina Pottios
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 11:00:11 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good morning,

I am writing in regards to the proposed housing development on Lampson Avenue. As a resident of College Park East living in a home which backs directly up to Lampson Avenue our family has first-hand knowledge of the traffic, noise and safety of this already busy section of road. In fact, a car once lost control and crashed through our back wall and into our back yard several years ago. Fortunately, no one was seriously injured in that case. The many other traffic accidents that occur, however, haven't had the same outcome. Such a large increase in traffic on an already busy road will undoubtedly increase these accidents, injuries and fatalities, and this is not acceptable.

In addition to the increase in accidents, the increase in traffic noise as well as construction noise and pollution will be greatly detrimental to the quality of life for those of us in the surrounding areas. The air quality will be negatively affected as well.

While these are some of the biggest concerns we have, they are definitely not the only detriments this project will force on the current residents, both human and animal alike. There is already a scarcity of green space available for human recreation, as well as area wildlife, including many bird species and the burrowing owl. For an area that is already densely populated and resource thin, the addition of this high number of new residents is not supported. We strongly object to this proposed development and ask that this project be halted.

Charles & Shannon Powell



Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov); [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Lampson Project
Date: Tuesday, November 1, 2022 4:35:46 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

This project is wrong on so many levels. First was Los Al city council was quoted as saying they were completely blindsided by this. What? A piece of property that size and the sale passes through without them being notified just seems wrong to me either legally or certainly ethically. However, getting to specifics regarding the Environmental Impact Report :

- 1) Everyone I'm sure mentions traffic and they should They like so many in CPE have only one exit....Lampson. The street would need to be widened.**
- 2) The multiuse soccer fields which has as many as 7 youth soccer games uses the current parking lot regularly. The existing parking isn't enough. All of the many events would require an enormous amount of parking IN College Park East by youth sports games for game day as well as practice. Softball and baseball is also using that facility and parking is a problem NOW. This new project would practically eliminate ALL of the sports programs that use that facility.**
- 3) Parking would REGULARLY be used by the new residents in CPE. Traffic lights for the congestion would be needed for the excess cars and pedestrians who will be parking regularly in CPE.**
- 4) With the addition of hundreds of cars parking in CPE comes the**

inevitable rise in crime with car break ins. Car break ins in CPE has been on the rise the last few years. IT would explode if this project goes through

- 5) Air quality CLEARLY will be harmed by a massive increase in traffic**
- 6) Noise pollution will also be off the charts too**
- 7) All of the CPE parks especially Heather park will be used excessively. Waiting an hour sometimes to play tennis at Heather park will now turn into 3 or 4 hour wait to play.**
- 8) I am concerned about how this will work for the Los Alamitos police department. It is a long out of the way place to patrol.**
- 9) Local schools will also be impacted too with larger classroom sizes. Children undoubtedly crossing Lampson for bus pickups will be unsafe as Lampson is like a 50 MPH highway.**

IF I can think of more, I will This was just off the top of my head.

Tom Power

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Lampson Project Comments
Date: Sunday, October 30, 2022 8:53:05 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

I am writing as a concerned resident of Seal Beach with respect to the new housing development project on Lampson Avenue. I would like to request environmental/technical studies to address the issues listed below.

I am especially concerned with the traffic disruption of the only street that provides access to College Park East. The morning traffic around school times already cause large backups and with added housing will magnify the impact. Additionally, Lampson is a street that causes violent car accidents with vehicles traveling at high rates of speed. Having new access points directly entering Lampson that are heavily used by residents will create many new violent accidents.

Aesthetics
Air Quality
Cultural Resources
Construction Noise and road closure
Fire / Police / Medical Response
Greenhouse Gas Emissions
Hazards & Hazardous Materials
Land Use & Planning
Noise Pollution (vehicles on Lampson)
Population & Housing
Parking in our neighborhood
Public Services
Recreation
Road impacts from heavy equipment
Rodents
Schools / Libraries
Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)
Utilities & Service Systems

Thank you,
Laramie Price

[REDACTED]

October 30, 2022

Mary Ramsden Saenz



To: Tom Oliver, Associate Planner
City of Los Alamitos
toliver@cityoflosalamitos.org

Re: 4665 Lampson Avenue Project

Dear Mr. Oliver:

The 4655 Lampson Avenue Project (the “Project”) as proposed will not only have a devastating impact on the value of our College Park East, Seal Beach, home just two doors from Lampson (which we have owned since 1988), but also on the quality of our daily lives and of our neighborhood. My major objections to this high density residential project for hundreds of residents in the place of a modest two-story government office building are as follows:

Inadequate Project Parking Will Result in Project Residents Using Seal Beach Homeowners’ Parking Spaces

The vastly inadequate parking spaces proposed in comparison with the number of vehicles likely to be owned by the hundreds of Project residents will necessarily result in residents parking in front of our house and the houses of our neighbors here on Rose Street in particular, and elsewhere in our neighborhood. We are a four-car family, and already need all of the available spaces for our own use and that of our visitors. Most of our neighbors are in similar circumstances.

Increased Traffic and Traffic Hazards

The Project as proposed will also bring significantly increased traffic and traffic hazards to the already busy Lampson corridor. College Park East residents have no alternatives to Lampson for entry into our neighborhood. As it is, cars frequently exceed the speed limit on the Lampson straightaway, and traffic records will confirm the many accidents and fatalities on this route. In addition to the significant traffic that will be added by hundreds of additional Project residents coming and going at all hours of the day and night, the Project design will require its residents to make a dangerous U-turn when heading towards Valley View. When exiting the Project site, they will first need to turn right unto Lampson, and to then make a U-turn at Heather, as the median strip

prevents a direct left turn from the site.

Inadequate Public Facilities Will Cause Project Residents To Use Seal Beach's, Which are Paid For and For the Use of Seal Beach Residents

College Park East's three parks, including their kids' playgrounds and tennis and basketball courts, are maintained by the taxes paid to the city of Seal Beach by its residents for the use of its residents. The absence of any similar public spaces and facilities in or even near the Project in the city of Los Alamitos, and the fact that Seal Beach's facilities are just across the street from the Project, insure that the hundreds of Project residents will want to make use of the Seal Beach facilities at Seal Beach's expense.

Strain On School System

Although College Park East has no elementary school itself, the hundreds of new Project residents will put a strain on the already crowded Los Alamitos Unified School District system.

Installation of New Utility Infrastructure Needed by Project Will Cause Major Disruptions

The change in the use of the land from a state office building to housing for hundreds of residents will necessitate major utility infrastructure changes. The construction work needed for these changes will cause of major disruptions to Lampson Avenue and College Park East residents for many months.

Environmental Concerns

The Project's hundreds of new residents will put a strain on water delivery in a region already suffering from drought conditions. The pollution resulting from hundreds of new residents and their vehicles and other polluting appliances and devices, squeezed into 12.3 acres, will affect the existing residents across the street in College Park East.

I urge you to use your office to strongly oppose the 4655 Lampson Avenue Project and to prevent this high density residential use of the property or any other use so wildly divergent from its former use as a modest office building.

Mary Ramsden Saenz

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 7:02:15 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

I am writing to you about the Lampson Project. Even though I live in Huntington Beach, I use Lampson almost everyday to go to my daughter or my mom's house. I also pick up my grandchildren from a school in Rossmoor and travel to and from the school on Lampson. I am concerned about an increase in the traffic which not only includes many vehicles, but also more car noise, and traffic safety.

I am also concerned about the impact to the schools in Rossmoor. The possibility of more busses, cars, and pedestrian traffic will negatively impact the roads in Rossmoor. In addition, the schools will have the possibility of being overcrowded.

I respectfully ask that you carefully consider how this development project will impact College Park East, Rossmoor, and those of us who use Lampson on a daily basis.

Sincerely,
Debbie Ramsey

THIS IS A TEMPLATE, PLEASE REVIEW AND WRITE YOUR OWN EMAIL USING THE SUGGESTED TOPICS BELOW

The developer is required to review each Environmental concern.

They are counting on us not saying anything and breezing through the process.

Now is our time to stop this. Mention as many examples and be specific in asking for environmental/technical studies.

Please be generous when providing examples of how this project could negatively affect our community. Some examples are below, and don't forget to include your name, address, and contact information!

Aesthetics
Air Quality
Cultural Resources
Construction Noise and road closure
Fire / Police / Medical Response
Greenhouse Gas Emissions
Hazards & Hazardous Materials

Land Use & Planning
Noise Pollution (vehicles on Lampson)
Population & Housing
Parking in our neighborhood
Public Services
Recreation
Road impacts from heavy equipment
Rodents
Schools / Libraries
Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)
Utilities & Service Systems
Views from our backyards

Sent from my iPad

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Thursday, October 27, 2022 11:36:09 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

STOP THE LAMPSON PROJECT
THIS WILL BRING BAD:

Aesthetics
Air Quality
Cultural Resources
Greenhouse Gas Emissions
Hazards & Hazardous Materials
Land Use & Planning
Noise
Population & Housing
Public Services
Recreation
Transportation & Traffic
Utilities & Service Systems

Ana Reed
[REDACTED]
Los Alamitos

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project *STOP*
Date: Wednesday, November 2, 2022 1:48:39 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello City Council Members and City Planners,

I am urging you to stop the lampson project!

When my family and I moved to College Park East neighborhood, 8 years ago, we were so excited to have a safe, calm & quiet neighborhood for our young kids to grow up in and enjoy. The lampson project will do the opposite for this atmosphere in our neighborhood!

The construction and noise that will be added to the neighborhood for the next few years will not only be a nuisance but an overload! We have already endured years of construction going on with the 405 revamp project. This will just add to the noise, dust, dirt and rodent problem that we have already been experiencing for the last few years! It has been awful and I can't imagine MORE of it!!

The other thing that I worry about is the increase in cars and traffic not only on lampson but in our neighborhood of College Park East! There are so many children that live in this neighborhood that are constantly riding bikes, skateboards, enjoying the parks & outdoors with their friends, and now they will have to worry about an increase in traffic the neighborhood. This is very worrisome!

The increase in traffic on lampson will also be extreme! Going in and out of the CPE neighborhood at Heather Park and Rose Street. As well as cut through traffic in College Park East.

Our home backs up to lampson, we are directly across from a portion of the golf course at Old Ranch Country Club. We are at 4161 Ironwood Ave. and there is already a high amount of traffic noise on lampson and this will only make it worse. Not too mention many accidents that happen along this stretch of the road due to speeding cars down lampson.

This housing project will also contribute to overpopulation in this area! College Park East neighborhood is already densely populated. With surrounding neighborhoods such as Westgate, Garden Grove, Rossmoor, we don't need to add to the congestion and amount of people in this area! Please don't crowd us out!!!

Just to name a few and reiterate these issues of major concern. Highly populated, dense neighborhoods, increase in traffic and traffic issues, unsafe conditions for our children- in recreational parks, neighborhoods and in the streets and traffic. An increase in noise and air pollution! Construction issues added to what we already have going on with the 405 revamp project, including dirt, dust and rodent infestations!

Please help keep our families and children safe and DO NOT continue with the lampson project!

THANK YOU,
CONCERNED RESIDENT OF SEAL BEACH COLLEGE PARK EAST
NEIGHBORHOOD,
AMY REID

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 11:13:03 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Please stop this development lampson street is already over crowded and hundreds of animals are being killed on a yearly basis this will only make things worse we have to remember we've taken away all the nature from the creatures around our area please do not take more they need a place to live as much as we do also both my grandparents died of lung cancer from the carcinogens neither of them smoked a day in there life just from the traffic from the freeway alone let alone another 500 cars a day on Lampson It will put my family at risk as well the noise from traffic is already almost forcing me out on lampson this area used to be the most Desired place to live now alone with the added traffic from the freeway construction and new phone apps that take people around traffic we have enough as it is you're bringing the property value of my property down

THIS IS A TEMPLATE, PLEASE REVIEW AND WRITE YOUR OWN EMAIL USING THE SUGGESTED TOPICS BELOW

The developer is required to review each Environmental concern.

They are counting on us not saying anything and breezing through the process.

Now is our time to stop this. Mention as many examples and be specific in asking for environmental/technical studies.

Please be generous when providing examples of how this project could negatively affect our community. Some examples are below, and don't forget to include your name, address, and contact information!

- Aesthetics
- Air Quality
- Cultural Resources
- Construction Noise and road closure
- Fire / Police / Medical Response
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise Pollution (vehicles on Lampson)
- Population & Housing
- Parking in our neighborhood
- Public Services
- Recreation
- Road impacts from heavy equipment

Rodents

Schools / Libraries

Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)

Utilities & Service Systems

Views from our backyards

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Save arbor park.
Date: Wednesday, November 2, 2022 8:44:18 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

My children are part of Ayso and we don't want to lose arbor park. Stop this project!!

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 5:14:09 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To: The City of Los Alamitos,
From: Marilyn Riordan
Resident of CPE,
Seal Beach, CA

I am strongly opposed to the proposed housing project on Lampson Avenue between Seal Beach Boulevard and Valley view Boulevard in Los Alamitos. I am a tax paying homeowner with many objections. The following are my concerns:

- Aesthetics
- Air Quality
- Water
- Cultural Resources
- Construction Noise and road closure
- Fire / Police / Medical Response
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise Pollution (vehicles on Lampson)
- Population & Housing
- Parking in our neighborhood
- Public Services
- Recreation
- Road impacts from heavy equipment
- Rodents
- Schools / Libraries
- Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)
- Utilities & Service Systems
- Views from our backyards

Awaiting your reply,

Marilyn Riordan
CPE Home owner
Seal Beach, CA

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [REDACTED]
Subject: Lampson Project Question
Date: Thursday, October 27, 2022 10:50:59 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Tom

Thank you for conducting these transparency meetings to allow the Community to express their thoughts and concerns. One of my questions is:

"What makes this location the most ideal when the City of Los Alamitos has stated that the Project "fell into our laps"?. It appears that little or no thought of alternate sites have been considered. How can citizens of Los Alamitos and of surrounding communities have any confidence in this plan?

Gary Roberts
College Park East

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); "[jkalmick@sealbeachca.gov](#)"; "[mvaripapa@sealbeachca.gov](#)"; "[tmoore@sealbeachca.gov](#)"; "[ssustarsic@sealbeachca.gov](#)"; "[smassalavitt@sealbeachca.gov](#)"; "[StopLampsonProject@Gmail.com](#)"
Subject: Lampson Project Comments
Date: Friday, October 28, 2022 11:04:45 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

My name is Luie Rodriguez, I live at [REDACTED] Please DO NOT approve the housing project being considered off Lampson and Rose.

The impact to our wonderful community would be upsetting to say the least. Not to mention how it would affect the safety of our children and general population.

I plead with you to reconsider as this would be a great detriment to the fine residents CPE and West Garden Grove.

Thank you for listening and I am available to discuss further if you wish.

Regards,

Luie Rodriguez

[REDACTED]

Logo



Luie Rodriguez | VP of Marketing

First Capital - AWIS, LLC

[REDACTED]

| [www.fcawis.com](#) | disclaimer

From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov)
Cc: [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Friday, October 28, 2022 11:22:12 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good Morning,

My name is Matthew Rush and I currently live at [REDACTED] in the College Park East area of Seal Beach. I email you to voice my concern of the effects the Lampson Project will have on not only College Park East but surrounding neighborhood as well. My wife and I purchased this home just over a year ago in the hopes that it would be a place we could really lay down roots. We had a baby on the way who is now 1 years old and felt like this was the perfect neighborhood to start our family. A hidden gem in a beautiful city that is safe and family oriented with many like minded people. We, like many others in recent years, paid we over asking price in order to get into this prestigious neighborhood. The Lampson project counteracts many of the great values of this neighborhood. I have been a firefighter for the city of Los Angeles for over 8 years and have seen first hand what a large housing project can do to a small, safe, family neighborhood. The most obvious problem is the traffic. Being that Lampson is the only way in or out poses a glaring traffic issue not only in regard to congestion but also in accidents. If you have ever driven Lampson in this area you know that there are a lot of blind turns and cars seem to like to drive very fast. Recently there was an accident near the intersection of Heather and Lampson closing traffic in both ways for nearly all Lampson from Seal Beach Blvd to Valley View. This type of accident, with the addition of 200plus more homes would pose a chaotic problem. The addition of this many home/tenants/cars seems grossly irresponsible to those who live in the neighborhood. Additionally, the proposed family gathering area for such a large complex is unrealistic to say the least and will do nothing more than flood a Heather Park that is outdated and needing of upgrades. A Heather Park that is the main gathering area of a community, the epicenter of family and community gatherings (ie Christmastime, movies at the park, Halloween, Etc) with one portapotty for an entire neighborhood is borderline gross negligence. The idea of cramming more people into our parks is a recipe for disaster. The project plans also lack sufficient parking for the new housing. Most families do not have the space or luxury to be able to park one, let alone multiple cars in the driveway/garage resulting in mass street parking. Being that there is no parking in this new complex poses yet another problem that will soon become College Park East's. Crossing the street will be the only way tenants and visitors of tenants will be able to park their car leading me to my last and most important issue, safety. I'm sure whoever reads this can agree safety is the biggest factor for moving to a neighborhood. As the father of a 1 year old it would be irresponsible and ignorant to think that this housing project would have no effect to the safety of my family and my neighborhood for reasons I have already discussed. Traffic, overcrowding and an influx of people parking in our streets pose an immediate threat to our safety as well as our current way of life, and our home value. If this were just a matter of changing our day to day a bit this would not be something the community would feel so strongly about. I hope that you can see, because it is so obvious, that this is so much more than that. I appreciate your time in reading and allowing the community to voice its concerns.

Sincerely,
The Rush Family



From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@Gmail.com
Subject: Lampson Project Comments
Date: Saturday, October 29, 2022 11:47:17 PM
Importance: High



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello Tom,

We are against this Project because it will have significant impact on environmental resources, and it will disturb our quiet and green community.

This project will help in the increase of Greenhouse Gas (GHG) emissions within a local area of the project. Some construction work may result in the exceed of some hazardous waste thresholds established by the California Code of Regulation (CCR) and may produce toxic fumes when heated which is very dangerous on Health.

Some soil disturbance may result in Aerially Deposited Lead (ADL) which is very contaminated substance and toxic to human health. Soil disturbance also may result in toxic dust.

Please keep our community safe, sustainable and green to enhance our health and livability.

Regards,
Abraam & Mirna

[REDACTED]

[REDACTED]

Hello Tom,

We are against this Project because it will have significant impact on environmental resources, and it will disturb our quiet and green community.

This project will help in the increase of Greenhouse Gas (GHG) emissions within a local area of the project. Some construction work may result in the exceed of some hazardous waste thresholds established by the California Code of Regulation (CCR) and may produce toxic fumes when heated which is very dangerous on Health.

Some soil disturbance may result in Aerially Deposited Lead (ADL) which is very contaminated substance and toxic to human health. Soil disturbance also may result in toxic dust.

Please keep our community safe, sustainable and green to enhance our health and livability.

Regards,

Abraam & Mirna



From: [REDACTED]
To: [Tom Oliver](#)
Subject: AYSO Region 159 environmental concerns regarding the proposed 246 Residential Unit Project for 4665 Lampson Ave a.k.a. West Ed Property
Date: Wednesday, November 2, 2022 3:10:18 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

AYSO Region 159 environmental concerns regarding the proposed 246 Residential Unit Project for 4665 Lampson Ave a.k.a. West Ed Property

1. Arbor Park has approximately 100 parking spots, with 30 of those parking spaces located on the south side of the dog park. Region 159 has always strived to provide adequate parking for the dog park, which leaves roughly 70 parking spaces available on Saturdays. Therefore, Region 159 families and volunteers utilizing Arbor Park on Saturdays routinely park in the 4665 Lampson Avenue parking lot. That parking lot provides over 300 parking spaces that are essential to our use of Arbor Park and ensure soccer families are not parking in the nearby neighborhood of College Park East (CPE). The proposed project at 4665 Lampson Avenue states it will provide 557 parking spaces that will be entering and leaving the property from Lampson Avenue between traffic lights at Heather Street and Rose Street. The lack of signal control currently planned for traffic in and out of the development will adversely impact traffic safety on Lampson. It is already a dangerous street with a history of serious accidents. The number of planned parking spaces is insufficient for the number of planned residences. Garage spaces will be used as storage, or other purposes other than parking. Many of the homes will have more than two or three cars and drivers. These homes will have guests that will need parking as well. Region 159 is concerned Arbor Park or CPE residential streets will then become overflow for the planned development.

2. CPE has less park acreage than other neighborhoods in Seal Beach, Los Alamitos or Rossmoor. Arbor Park has helped fill that void by providing a large grass area to support organized and unorganized sports including soccer and baseball. The proposed new development details do not show any park space, such as a playground for residents. Region 159 requests the EIR include a listing of existing parks within a ½ mile of the planned development. In addition, we request the EIR include an evaluation if the planned development should include park space, such as a playground, basketball court, etc. for the residents of the planned development, to not further impact already limited nearby park facilities.

3. Arbor Park is currently home to many recreational activities, some of which begin in the early hours of the morning, plus a portion of Arbor Park is used for a very popular dog park. Region 159 requests that the EIR include an evaluation of noise at Arbor Park during busy weekends when the park is filled with soccer matches and the dog park is being utilized. To avoid future complaints from the new residents of the planned development about noise from soccer Saturdays and the dog park, noise impacts should be studied and if necessary, mitigation measures proposed. The noise study should be conducted to include all hours of the day on Saturdays when whistles, loud voices, cheering and other

noises are made.

**Dear Mr. Oliver,
Please help us keep Arbor park
available for our AYSO community. We
are part of a soccer family that needs
your assistance and expertise to help
us keep using this facility. This is and
has been a blessing for gathering and
playing soccer many years. Thank you
for your support and understanding.**

**Sincerely,
Tommy Salas**

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@Gmail.com
Subject: Lampson Project Comments
Date: Wednesday, October 26, 2022 8:28:20 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To whom this may concern,

Writing to voice concern for the Lampson Project. Please stop the project.

We believe this will negatively impact our community where we are raising our three young children by:

Creating overpopulation in this small, safe area. Overstress the resources. Creating massive traffic and access issues to/from our home.

With Gratitude,

Tim Sams

[REDACTED]

Any information in this email regarding products and services is considered an advertisement for Northwestern Mutual.

Northwestern Mutual, its subsidiaries and affiliates may review and retain incoming and outgoing electronic mail for this e-mail address for quality assurance and regulatory compliance purposes. Please be advised that communications with {SECURE MESSAGE} in the subject line have been sent using a secure messaging system. Communications that do not have this tag may not be secure and could be observed by a third party. Our commitment to privacy: At Northwestern Mutual, your privacy is important to us. For more information about our privacy practices, please review our [privacy notices](#).

If you don't want to receive any emails from your financial representative and any emails (except servicing emails) from Northwestern Mutual, [unsubscribe](#).

Northwestern Mutual
720 East Wisconsin Avenue
Milwaukee, Wisconsin 53202-4797.

From: [REDACTED]
To: [Tom Oliver](#)
Subject: 4665 Lampson
Date: Wednesday, November 2, 2022 3:25:07 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

AYSO Region 159 environmental concerns regarding the proposed 246 Residential Unit Project for [4665 Lampson Ave](#) a.k.a. West Ed Property

1. Arbor Park has approximately 100 parking spots, with 30 of those parking spaces located on the south side of the dog park. Region 159 has always strived to provide adequate parking for the dog park, which leaves roughly 70 parking spaces available on Saturdays. Therefore, Region 159 families and volunteers utilizing Arbor Park on Saturdays routinely park in the [4665 Lampson Avenue](#) parking lot. That parking lot provides over 300 parking spaces that are essential to our use of Arbor Park and ensure soccer families are not parking in the nearby neighborhood of College Park East (CPE). The proposed project at [4665 Lampson Avenue](#) states it will provide 557 parking spaces that will be entering and leaving the property from Lampson Avenue between traffic lights at Heather Street and Rose Street. The lack of signal control currently planned for traffic in and out of the development will adversely impact traffic safety on Lampson. It is already a dangerous street with a history of serious accidents. The number of planned parking spaces is insufficient for the number of planned residences. Garage spaces will be used as storage, or other purposes other than parking. Many of the homes will have more than two or three cars and drivers. These homes will have guests that will need parking as well. Region 159 is concerned Arbor Park or CPE residential streets will then become overflow for the planned development.

2. CPE has less park acreage than other neighborhoods in Seal Beach, Los Alamitos or Rossmoor. Arbor Park has helped fill that void by providing a large grass area to support organized and unorganized sports including soccer and baseball. The proposed new development details do not show any park space, such as a playground for residents. Region 159 requests the EIR include a listing of existing parks within a ½ mile of the planned development. In addition, we request the EIR include an evaluation if the planned development should include park space, such as a playground, basketball court, etc. for the residents of the planned development, to not further impact already limited nearby park facilities.

3. Arbor Park is currently home to many recreational activities, some of which begin in the early hours of the morning, plus a portion of Arbor Park is used for a very popular dog park. Region 159 requests that the EIR include an evaluation of noise at Arbor Park during busy weekends when the park is filled with soccer matches and the dog park is being utilized. To avoid future complaints from the new residents of the planned development about noise from soccer Saturdays and the dog park, noise impacts should be studied and

if necessary, mitigation measures proposed. The noise study should be conducted to include all hours of the day on Saturdays when whistles, loud voices, cheering and other noises are made.

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 11:06:18 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Opposed to the Lampson project, housing development.

I've lived in Seal Beach off of
Lampson for more than 25 years and have enjoyed our neighborhood.

This would lead to more traffic on Lampson in addition to more accidents on Lampson. A lot of parking congestion in addition to more noise pollution, construction issues, poorer air quality, crowded parks, more crime to our vehicles and our homes,, more vehicles in our neighborhood, lower house values, and more rodents due to construction and hurt the aesthetics we have known for many years.

Please consider stopping the Lampson Project.

Thank you.

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 9:07:04 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To whom it may concern,

I am a resident of the College Park East neighborhood and strongly oppose building housing of any kind off of Lampson. I have lived in the area since I was 12 years old, went to Pacifica High School and then CSULB. My first job was at the shopping center in Rossmoor. I love this area so much I bought my first home here at [REDACTED] in 2019. I walk my dog to the dog park daily and watch fireworks in the open field on fourth of July. Putting housing here will destroy my neighborhood for all of the reasons below, do not let this happen!

Aesthetics - this will be a major eye sore and disrupt all our mature greenery and open space that we enjoy

Air Quality - more emissions from new drivers will cause terrible air quality

Cultural Resources - low income housing will only bring crime and addiction and problems to our quiet neighborhood. Even normal housing will cause a strain on our natural and government resources as it is

Construction Noise and road closure - Lampson is the only route through this area and will force countless people all the way to Katella and major traffic problems. The noise will be unbearable and we already have problems with the base and airplanes at all hours we cannot accept any more noise

Road safety - this road is not safe for a higher volume of drivers and it will become extremely unsafe for pedestrians and kids in the area

Fire / Police / Medical Response - los alamos response time to emergencies is frightening and already causes Seal beach to assist calls, this will strain neighboring city resources

Greenhouse Gas Emissions - cars are terrible for the environment we cannot accept any more emissions on top of what we handle from the 405 and airport

Hazards & Hazardous Materials - the runoff from new buildings will be a major problem and we already have a flooding issue in this area, more water and sewage will only exacerbate this problem

Land Use & Planning - we dont have enough natural resources for more bodies and Lampson cannot handle additional drivers

Noise Pollution (vehicles on Lampson) - low income housing will bring people who have noisy cars and work odd hours causing too much noise

Population & Housing - there are too many people here we dont want a higher population
Parking in our neighborhood

Public Services - police and fire are already understaffed they cannot handle more of a burden which means we are all in greater danger

Recreation - this will drastically impact the dog park and the ayso fields and the green space in our community. We cannot accept more people in our limited spaces.

Road impacts from heavy equipment - lampson will get destroyed

Schools / Libraries - the schools are already overburdened and wont get any additional funding

from this for years to come

Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc) this is a major concern as this area is already extremely dangerous!

Utilities & Service Systems - we dont have the natural resources to support more families in this area

Views from our backyards - will destroy my view of the Base and the fields

Kari Scheer-Stachowiak



From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 4:16:41 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

I am writing you to disclose how your Lampson Project will create a negative effect to my personal health. I have respiratory issues. As my backyard sits on Lampson, the dust during the construction will be intolerable. In addition, the dust from the additional traffic after the construction is complete will further contribute to my breathing issues.

Beyond my personal health, not one neighbor has welcomed this plan.

There is no plan for the increased traffic on Lampson. No additional traffic lights. No left turn signals. Cars traveling east will need to make U turns on Rose or Heather Street going west. It is likely these new neighbors will increase traffic inside CPE because Lampson was not designed for so much more traffic. And there is no plan for increasing lanes on Lampson. And even if there is, who wants to live behind a 6 lane road? It would be like living behind Beach Blvd.

The current level of noise is barely acceptable. When we bought our house, we were told the price was lower than the houses a few streets inside CPE because we were on Lampson, and it might be a little more noisy. Now that you are planning on having 550 cars (not to mention the guests of these new neighbors) in addition to what we have been suffering, I can only imagine how much more my home will depreciate, and how much more outside noise we will have to tolerate.

CPE has delightful little parks. Based upon the projected map of the project, there are no parks included. Which means we can expect to have a few thousand new neighbors overcrowding the small parks we have.

I haven't seen any proposal for additional fire or police. Even though our neighborhood will be increasing by several thousand people. Speaking of which, aren't projects like this one reserved for non-residential areas? Clearly one building does not define a commercial area.

What will happen when I can't even park in front of my house because there won't be enough spaces in the proposed development?

I do not feel a change in this community should be left to one investor or a few city managers. You have no right to affect my health or quality of life. At the very least, it should be put on a ballot. And not a Los Alamitos ballot, but a Seal Beach one.

Thank you for your time.

Regards,

Fred Schutz

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#)
Subject: Lampson Project Concerns
Date: Sunday, October 30, 2022 10:19:43 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Mr. Oliver,

I am concerned about the housing project the City of Los Alamitos is considering along Lampson Avenue. While it will not directly impact the residents of Los Alamitos, it will heavily impact those who live in the adjacent area. I am requesting environmental/technical studies address, at a minimum, the items listed below.

- 1) Traffic on Lampson. Lampson Ave is already busier than usual with those who use Lampson to bypass the freeways. This will not be alleviated with the addition of toll lanes. Lampson is also already busy during peak hours with parents taking their kids to school.
- 2) Traffic Safety. U-turns at Heather St. are already an issue with users of the Arbor Dog Park. A community of the planned size will create additional traffic hazards.
- 3) Noise Pollution. Additional vehicles along Lampson will create additional noise at all hours of the day for the surrounding community.
- 4) Air Quality. Additional vehicles along Lampson will create additional pollution in the surrounding community.
- 5) Parking. Enough parking needs to be provided for residents and guests such that they do not impact adjacent non-Los Alamitos neighborhoods. These roads are maintained and monitored with non-Los Alamitos funds.
- 6) Environmental Drainage. Parts of Lampson are already subject to flooding when there are heavy rains. This development could cause more run-off onto Lampson.
- 7) Public Space for Recreation. Not enough recreation areas for residents will lead to them using parks and courts in adjacent neighborhoods that are paid for by other cities.
- 8) Aesthetics - Views from along Lampson. Impact of property values in dissimilar single-family neighborhoods next to the project.

I look forward to the results of your environmental/technical studies in this matter.

Scott Schwartz
[REDACTED]

From: [REDACTED]
To: Tom Oliver
Cc: ssustarsic@sealbeachca.gov; jkalmick@sealbeachca.gov; Shelley Hasselbrink
Subject: Proposed Development on West Ed Property
Date: Wednesday, November 2, 2022 10:32:32 PM

 **IRONSCALES** couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good Evening Tom,

I am a resident of Seal Beach and reside in the College Park East (CPE) neighborhood adjacent to the proposed housing development and I am writing to you to share my concerns over the proposed residential housing development on the West Ed property on Lampson. My key concerns are:

1) The housing development lacks sufficient recreation space(s) - With the lack of adequate recreation space for children and adults, I fear that the residents of the development will cross Lampson to use facilities for the residents of CPE. As it is, the parks and facilities in our neighbor are inadequate and many have deferred maintenance. Sharing the available capacity with an additional set of neighbors will increase the wear and tear on the facilities. As it is, Seal Beach residents pay a 10% utility tax (one of the highest in California) to help cover city maintenance and it's not enough to keep our neighborhood parks and equipment in excellent condition. A steady stream of residents from the new housing development who have no "skin in the game" when it comes to the treatment of CPE equipment is not a value add for my neighborhood. Why isn't the City of Los Alamitos requiring the developer to set aside a detailed recreation plan for the development?

2) Parking - From what I have seen, the parking provided by the developer is inadequate for the number of units and expected residents let alone visitors for the residents. Most of the lots in CPE are +- 5,200 Sq.Ft. and around 90" wide. At best, that leaves room for one and in some cases two cars that can park in front of each home. When CPE was developed, most families had one or two cars.. Today, with packed garages and the proliferation of trucks and SUV's as well as cars for children still living at home, it is not uncommon for a homeowner to have three or four cars and it can be challenging, at times, to find a place to park in front of your home. For residents of the proposed development, they will be no different and the homeowners will be challenged to find a spot in their development. Further, for the apartment dwellers, there is no way near enough parking available in the planned parking. So, what will the new residents do without a place to park? They will park their cars in CPE in front of resident homes on Ironwood, Heather, surrounding Heather Park and other nearby streets. What happens when the residents of the new development have a party? It will be even more burdensome. If the development goes through as planned, the next step will be for my neighbors to reach out to the City of Seal Beach to Issue parking stickers so that any of the residents from the new development parking on our streets will get their cars towed (Seal Beach will have a new revenue stream sharing tow fees with the tow operator). If that were to happen, the development residents will come running to the City of Los Alamitos to complain.

3) Traffic on Lampson - As it is, Lampson is a very crowded street. With 240 new units, figure another 400+ cars travelling on Lampson at least one time per day. Further, a big problem is that one can only make a right turn out of the proposed development. What to do if the residents want to travel towards Garden Grove? They can attempt to make a U turn at the signal on Heather or Candleberry which is even more dangerous. Further, Lampson is not that wide and many cars can't seamlessly complete the U turn without having to stop, back up and then continue which will further impact traffic on Lampson and exiting CPE. The other option is to drive into CPE at Heather or Candleberry and then maneuver their way back to Lampson. Of the 400 or more cars that belong to residents of the new development, what percentage are wanting to head toward Valley View and how many times a day would they need to do this? Clearly, this is accidents waiting to happen that the developer clearly didn't take into consideration or could care less about.

In closing, my take regarding the developer's willingness to create an open dialogue with CPE residents and other neighbors is that the plan presented is not the final plan. Like creating a budget, you always sandbag the numbers (revenues lower than obtainable and expenses higher than required) in order to negotiate a final budget that is acceptable to all. You would probably know but I believe that the developer probably has two sets of plans for the development and they presented the most aggressive one knowing that they can come back with the 2nd plan which is what they were hoping would be approved in the first place. This way, it looks like they are operating in good faith and providing concessions to neighboring homeowners while getting what they wanted in the first place.

Thank you for taking the time to learn about my concerns.

Marc Serlin



From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 5:32:49 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear Personnel:

We have recently purchased a home in Rossmoor. We are absolutely hands down against a new development and hundreds of new homes adding traffic to our daily commute to sports practices and preschool in Seal Beach.

This will negatively affect so many things in our community including but not limited to:

- Aesthetics
- Air Quality
- Cultural Resources
- Construction Noise and road closure
- Fire / Police / Medical Response
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise Pollution (vehicles on Lampson)
- Population & Housing
- Parking in our neighborhood
- Public Services
- Recreation
- Road impacts from heavy equipment
- Rodents
- Schools / Libraries
- Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)
- Utilities & Service Systems

Our children also play soccer at Arbor Park and our family uses the dog park. This would have a huge impact on this area in all the ways described.

This area is a lovely and relatively quiet community where most households are families. Where we feel safe and it's not congested by traffic, pollution or too much housing squeezed into a small area. This is absolutely a HUGE loss to the hundreds of families already calling College Park east and the surrounding area home. Only a win for the developer.

Please listen to the residents and consider stopping this potentially devastating change to our community.

Regards,

Shannon Shondeff



From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Project
Date: Tuesday, November 1, 2022 7:40:46 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

We live in the College Park East neighborhood, and we are opposing what is to be planned on Lampson Ave.

The traffic on Lampson Ave is difficult at peak times of the day. We cannot imagine how it will improve by adding additional housing along that street. Lampson will become a very busy street not just during peak hours, but during all hours.

Julia and James Shores.. [REDACTED]

COMMENT CARD
4665 Lampson Avenue
Scoping Meeting
October 20, 2022

Please identify any areas of concern you may have regarding the scope and content of the 4665 Lampson Avenue Draft EIR, including any additional environmental topic areas, potential mitigation measures, or project alternatives (please print):

1. The mixed use density of 20 dwelling units is too high to accommodate adequate parking. Spill over parking into College Park East residential streets will result. The AYSD games will be impacted and not be able to continue with limited parking.
2. Vehicle access to the project site via two driveways on Lampson is not safe. Ingress and egress are severely limited due to the greenbelt divider on Lampson. This limitation becomes a safety issue for school buses and emergency vehicles. Cars will be making U-turns at Heather and at Rose to accommodate driving on Lampson for the development.
3. Project open space area should be converted into a recreational park with playground equipment for neighborhood children. If doing so results in fewer housing units, then so be it. Without a designated play area, the kids will be dangerously crossing Lampson via walking or biking to access Heather Park.
4. Vehicle miles travelled (VMT) will significantly increase within the development, on Lampson, Seal Beach Blvd and Valley View at a minimum. The current Park N Ride lot that supports carpooling and vanpooling will be eliminated, increasing VMT. Adding a formal telework center in the project for those living in or near the development might mitigate by giving an option to reduce their commute to work, saving mobile source emissions and ensuing mobile source air pollution.
5. California State law requires solar roof panels on new housing and zero emission electric vehicle charging infrastructure. Neither are mentioned in the proposed draft plan and are not indicated on the schematics.
6. This development should be state of the art so project and CPE^{residents} can be proud of it.

Name: Catherine Showalter

Representing Agency or Organization:

Address:

City/State:

Email:

November 2, 2022

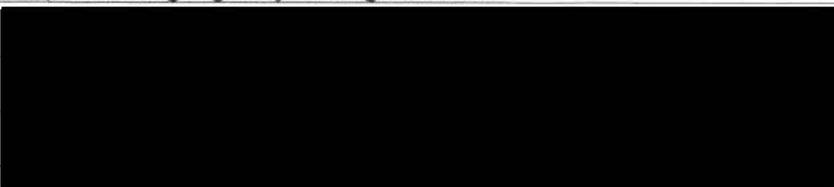
COMMENT CARD
4665 Lampson Avenue
Scoping Meeting
October 20, 2022

Please identify any areas of concern you may have regarding the scope and content of the 4665 Lampson Avenue Draft EIR, including any additional environmental topic areas, potential mitigation measures, or project alternatives (please print):

1. The mixed use density of 20 dwelling units is too high to accommodate adequate parking. Spill over parking into College Park East residential streets will result. The AYSO games will be impacted and not be able to continue with limited parking.
2. Vehicle access to the project site via two driveways on Lampson is not safe. Ingress and egress are severely limited due to the greenbelt divider on Lampson. This limitation becomes a safety issue for school buses and emergency vehicles. Cars will be making U-turns at Heather and at Rose to accommodate driving on Lampson for the development.
3. Project open space area should be converted into a recreational park with playground equipment for neighborhood children. If doing so results in fewer housing units, then so be it. Without a designated play area, the kids will be dangerously crossing Lampson via walking or biking to access Heather Park.
4. Vehicle miles travelled (VMT) will significantly increase within the development on Lampson, Seal Beach Blvd and Valley View at a minimum. The current Park N Ride lot that supports carpooling and vanpooling will be eliminated, increasing VMT. Adding a formal telework center in the project for those living in or near the development might mitigate by giving an option to reduce their commute to work, saving mobile source emissions and ensuing mobile source air pollution.
5. California State law requires solar roof panels on new housing and zero emission electric vehicle charging infrastructure. Neither are mentioned in the proposed draft plan and are not indicated on the schematics.
6. This development should be state of the art so project and CPE^{residents} can be proud of it!

Name: Catherine Showalter

Representing Agency or Organization:



From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Stop Lampson Project Comments
Date: Tuesday, November 1, 2022 7:10:25 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To whom it may concern,

I'm concerned with the disruption of my home internet connection in both latency and bandwidth. At a time when more and more people are working from home and our telecommunications grid is already unstable (multiple outages last month alone).

I request the city performs, in partnership with internet service providers, a deep technical evaluation of the impact this high-density housing project will make and make necessary updates to infrastructure accordingly.

Additionally, I'm concerned with all the extra cars from noise pollution, traffic, and parking perspective like everyone else.

Justin Silva

4 [REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: To whom it may concern (lampson project)
Date: Wednesday, November 2, 2022 12:05:00 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

In regards to the high density housing project on Lampson avenue, this will harm the community and cause millions of dollars in damages to the existing home owners. I live in Rossmoor at [REDACTED] and both my children participated in AYSO's soccer program, which currently uses Arbor park and would no longer be accessible to the community if the project goes through. And the project does not have adequate recreational space and the impact to the roads, community, neighboring parks, would not be good. This is a single family neighborhood and high density housing leads to increased levels of crime.

From: [REDACTED]
To: [Tom Oliver](#)
Subject: PROPOSED 246 RESIDENTIAL UNIT PROJECT FOR 4665 LAMPSON AVENUE A.K.A. WEST ED PROPERTY
Date: Wednesday, November 2, 2022 12:51:10 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear Mr Oliver,

As a resident of College Park East , i am extremely concerned about the plans for a residential unit project at 4665 Lampson.

This project threatens the existing community at CPE and kids activities at Arbor Park. i have 3 young kids who are participating in AYSO 159 activities year around

I have following concerns about this proposed project

- 1) How is the city ensuring that Parents have parking available for AYSO activities on Saturday game days and weekly practice days?
- 2) What traffic guidelines are being implemented on LAMPSON ave to accommodate the higher traffic counts due to this proposed project? it's not a safe street currently with deadly accidents annually.
- 3) What parks are the proposed development owners going to use? Is there any park space or playground in this proposed project? CPE parks are low in areage compared to Rossmoor anyways.
- 4) How is the AYSO Saturday game day noise to be handled by the owners at the proposed development? Have any studies been done?

I hope the city of los alamos is not rushing into the project without doing deliberations.

Thank you,

Warmest Regards,
Abhaijeet (A.J.) Singh
[REDACTED]

NOTE: I am committed to my family and therefore away from technology from 7:00pm - 7:00am each day.

If your response is received between those hours, rest assured I will contact you the following business day.

**This message is confidential and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute, alter or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmissions cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender, therefore, does not accept liability for any errors or omissions in the contents of this message which arises during or as a result of e-mail transmission.

From: [REDACTED]
To: [Tom Oliver](#)
Date: Wednesday, November 2, 2022 1:29:39 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

We need arbor park and ayso for our culvert not more buildings or houses

Sent from my iPhone

November 1, 2022

Tom Oliver
Associate Planner
City Of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720
Subject; 4665 Lampson Project

Dear Mr. Oliver,

I am a native born Californian with over 60 years residency in Orange County and a decades long resident of Seal Beach. Over the years I've witnessed the development of open space, farms, orchards, pastures into homes, commercial areas, shopping centers, roads and freeways and have experienced all the impact on infrastructure and traffic congestion this development naturally brings with it. Lately I've been seeing the demolition of old shopping centers and industrial buildings to reclaim land to build high-density residential areas. I recently learned about the proposed development of the 4665 Lampson Project for this purpose and wanted to voice my objection to this project for your consideration.

I am a capitalist and don't begrudge an investors desire to make a profit on his investments to create wealth and prosperity for his family and his business but I also feel that there is a societal aspect that should be considered so that residents, the city and the investor all takeaway something beneficial because a development like this impacts everyone.

I am concerned about the impact on traffic not only on Lampson, but also on the cross streets, Valley View and Seal Beach Boulevard and the freeway exits. The addition of new residential units on Lampson will increase traffic, noise, quality of life and pollution on this already busy street. This location will cause the local freeway exits to be even more congested that they are now even after the extensive improvement made by CalTrans over the past 10 years. This will impact everyone needing access to the freeway regardless if they live miles from College Park East and this 4665 Project. Along with increased traffic congestion is the need to mitigate safety risks as a result of the volume increase. This new development and added traffic with cause more accidents and pose higher risk to children and adults using the sidewalks and bike lanes along Lampson. The noise will have a negative impact on the homeowners in College Park East and the new development. I am asking for traffic, wildlife and safety impact studies be done immediately.

In closing I am just asking that this project be considered in a holistic way that takes into consideration the needs of the already existing neighbors and not just the revenue to the City and the profit to the developer.

Glenn Smith, Old Town Seal Beach

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Concerns
Date: Tuesday, November 1, 2022 4:37:10 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello Representatives of Seal Beach and Los Alamitos,

I am writing this email to express my deep concerns about the Lampson Project. I have been a College Park East resident since 2016 and love the neighborhood that I have decided to raise my family of five in.

To start, I was born and raised in Los Alamitos (Suburbia Estates neighborhood) and graduated from Los Alamitos High School. I know and understand the deep connection between Seal Beach and Los Alamitos.

That being said, what I don't understand is how a housing development from one city (Los Alamitos) is able to have such a profound impact on the residents of another city (Seal Beach).

Such would be the case if this development comes to fruition. While there are merits to building residential housing, the size and stature, as well as the location, will have a detrimental impact to the residents and overall community of College Park East.

Here are my concerns that I would like addressed:

- **Traffic** - The number of cars on Lampson would increase exponentially. This is one of the main thoroughfares to get from Seal Beach Blvd to Valley View. If you increase the car population by hundreds, I believe traffic would get significantly worse. Additionally, the speed limit is 45mph and as you know, that is exceeded by a number of drivers. I believe my safety and the safety of my family and community members would be in jeopardy. I would like to get a report on the number of tickets that are written for speeding and to see if there is a higher percentage of tickets on Lampson than in other like areas. Additionally, I would like to receive a report on accidents along Lampson in relation to other like areas.
 - Traffic to and from school - As previously mentioned, I have a family of five (three children) who all attend schools in Los Alamitos Unified. I believe this development would dramatically affect my ability to get my children to and from school in a timely manner. Other than leaving earlier, which is difficult since my wife and I both work and have three children, what can you do to address this?
 - Only right turn out of the development - The fact that residents of this proposed development can only make a right turn (west direction) will lead to a traffic backup on Heather, the very street I take to enter my neighborhood. Many families in our neighborhood walk to Arbor to play AYSO and use the dog park and having hundreds of cars daily make a U-turn to then head east on Lampson creates a safety hazard. How do you plan to address this issue?
 - Emergency Response - this is a major sticking point. More traffic leads to a less

quick response and when you are dealing with emergencies and every second counts, this impact cannot be overlooked. How will response times be affected with this new development?

- **Parking** - The amount of parking spots in relation to residences for this new development is grossly under-represented. Additionally, the garage parking spots that are being allocated for the single family homes will not actually be used for parking, but instead used for storage, further reducing the amount of available spots. I live right off of Heather St. and know that from this development, the parking in College Park East will be 100% impacted, thus not allowing me to park within a reasonable range of my house. While the convenience of being able to park by my house is extremely important, it isn't actually the number one concern for parking. My number one is that with having our streets flooded with cars that do not live in the neighborhood, nor the city of Seal Beach, my children's ability to play in the streets would be negatively impacted. You may say, they can play at the park. Yes that is true, but not all games/activities can be played at Heather Park. My sons like to play roller hockey, basketball, and ride bikes (etc). They will not be able to do those things or at least not to the extent as they currently are able to.
 - With more people parking in our neighborhoods, I am fearful that our children, and even adults, will suffer from potentially being struck by cars pulling in and out. The stop sign on Heather and Hazelnut is routinely run. I know that because I see police by my house watching for that specific traffic violation. The law of averages suggest that with an exponential increase in traffic/parking, the risk of accidents (car to car and car to human) will increase. How do you plan to address this?
- **Recreation** - In looking at the plans, I see that the new development has a common area (open space). While common areas are nice, kids, especially little kids, will not find it all that attractive. There is currently no play structure at Arbor Park. The residents of this Los Alamitos Development will nonetheless use Heather Park as their "go to" means of recreational activity, thus overcrowding the area. Heather Park is already a very dated park and that will only increase with the amount of new individuals frequenting it. I know there are plans to rejuvenate Heather Park, but with an increase in hundreds of kids, the park and its new facilities will quickly wear, thus creating a less enjoyable experience and potential safety hazards. How do you plan to address this?
- **Construction Noise and Road Closure** - I chose to live in College Park East to provide a great quality of life for my family; having a development of this scale will surely impact our quality of life for a number of years. Construction has collateral damage. With the heavy machinery, road closures, workers coming to and from, the amount of noise, etc. will undoubtedly have a negative impact on my family and others in our community. How will this be addressed?

I kindly ask that you please reconsider this development and the negative impact that it WILL have on the residents of College Park East and the surrounding area. I will patiently await a response to my concerns listed in this email.

Thank you for your time and consideration

Jeff Smith



From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 3:26:06 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

My parents moved to college park East when I was in 3rd grade. I lived here until I went to college. Then, when my husband and I had our second (of three) children, we wanted to move to a safe, quiet neighborhood and we decided to move back. We are completely against adding additional housing especially the volume currently projected. This will cause additional traffic and pollution. This will crowd our parks and our neighborhood with cars and change our quiet neighborhood. Our area is not equipped for this plan and will likely cause people to move out of our neighborhood.

Thank you for your time,

Rebekah Smith

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 7:13:21 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

I am a concerned resident in opposition of this project. This project will negatively affect the neighborhood and surrounding communities. I am highly concerned about the increased traffic impact it will have on surrounding streets. We already have high traffic incidents and congestion on Seal Beach Blvd and Valley View. This project will negatively impact the traffic on surrounding streets and create a dangerous driving environment.

Not only that, but rezoning the park for residential, will take away the opportunity for hundreds of children from our community and surrounding communities use the park to play soccer and practice. It is a wonderful, inviting, and inclusive family environment. I would hate to see that taken away.

Traci Smith
[REDACTED]

Emailed to: toliver@cityoflosalamitos.org

November 2, 2022

Tom Oliver
Los Alamitos Planning Division
3191 Katella Avenue
Los Alamitos, CA 90720

Dear Tom,

I am writing regarding the city's request for comments and concerns related to the 4655 Lampson Avenue Project.

I write to you as a 6 year resident of Seal Beach (College Park East), a 47 year resident of OC (grew up in Huntington Beach), an AYSO Region 159 soccer coach, husband and a father of a 5 year old daughter.

I appreciate your time in reviewing my comments and those of my neighbors throughout our wonderful community that extends well past my neighborhood into Los Al, Rossmoor, Cypress, and Garden Grove nearby.

Like many I have spoken with in person and read in comments on social media (NextDoor and Facebook), the Lampson Project proposal is not only unpopular, it does NOT make sense. My concerns are as follows:

Transportation and Traffic

Lampson Avenue is not only used by the over 1,700 households in College Park East, but those who live nearby in Rossmoor, Los Al, and Garden Grove to go shopping, drop/pickup kids at school, and bypass freeway, for example. Lampson is only a two-lane street with constant use and at times, extremely congested causing long lines and waits for those turning north and south on Seal Beach Blvd. By adding an estimated 615 residents (246 units x estimate from consultant at scope meeting of 2.5 per household) and potentially over 500 additional cars daily, travel on Lampson Avenue will be a nightmare and for those of us who live in College Park East, we have no other options to enter/exit our neighborhood.

The plans drawn up for the new project show that the residences will only be able to turn right onto Lampson towards Seal Beach Blvd. For those who need to head east towards Garden Grove, they will need to make a U-turn at Heather Street, or Seal Beach Blvd, which will only exacerbate the traffic problem.

You do not have to talk to College Park East residents old or new for very long before the topic of conversation turns to safety. Lampson between Seal Beach Blvd and Rose St. is notorious for excessive speeding, traffic accidents, and fatalities. I live closer to Lampson and Basswood near the gas station, and I see people running the red lights all the time. I spoke with the owner of the car repair shop located at the gas station and he sees accidents at the intersection numerous times a month. Lampson in this area is known as "Dead Man's Curve" due to all the fatalities. There is a reason large rocks were put in the median on Lampson. Adding more cars in the area will only make things worse and by that being

foreseen, opens up potential litigation to both Seal Beach and Los Alamitos. As far as a reasonable alternative and mitigation measure, that is up to the paid professionals to come up with, but the only ideas I have is either you completely stop the project or reduce the number of residences drastically.

I would also like to bring up parking for the new residences and their guests. There has not been enough parking planned for the new residences and their guests, which means they will walk across a busy Lampson street into the College Park East neighborhood and take up their parking spaces used for themselves or their guests. This will force Seal Beach to enforce permit parking, which will take Seal Beach city dollars to enforce. In speaking with neighbors near Heather Park (some are former and current police officers), they are concerned about people parking there as it invites crime. People not from around here will see open garages, nice homes, etc, which may lead to unwanted criminal activity.

Recreation

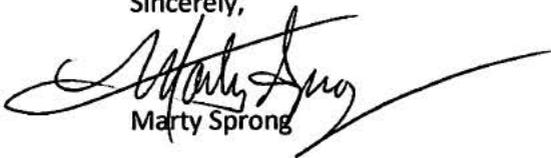
As I mentioned earlier, I am an AYSO Region 159 coach and have been involved and influenced by AYSO since I first played soccer 44 years ago. Arbor Park has hosted countless soccer games for thousands of the communities' kids. Almost every kid in our community has experienced soccer and the sense of a team sport at one time or another due to AYSO. I can't stress enough how important this exposure is to our kids even if they decide not to further their soccer endeavors. It's a gateway to other sports and activities that are important to our kids, our community and ultimately leads to stronger students both academically and athletically.

We have used the site on Lampson as parking for many years because clearly, with 100 or less parking spots available currently at Arbor Park, it wouldn't be possible for us to play, or we would have to park in College Park East. That is not only a nuisance to the residences, but also very dangerous for those crossing the very busy Lampson Avenue. This needs to be avoided. As proposed, the Lampson project does not leave enough parking for the new residences and their guests, nor considers the people who use Arbor Park for soccer, general recreation, and use of the dog park. It's imperative that ample parking is made available for those that have used Arbor Park all these years.

Traffic, Safety, Parking, and Recreation – These are my main concerns that I am addressing here, but obvious issues like noise, additional pollution from more cars, stress on public services in both Los Al and Seal Beach are some of the others that I look forward to reading about in the EIR.

Thank you again for taking the time to review my comments. As a Seal Beach resident who lives in the community across from the proposed project, this is a big deal to me and my neighbors. I hope that you see that this will impact a few cities, not just yours and some will be impacted more than others; None more than your neighbors in Seal Beach. I ask that you take a moment and put yourself in my shoes. If this project goes through, it cannot be undone. I ask that you put our health, safety, and happiness in our community into consideration.

Sincerely,


Marty Sprong



From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 8:54:21 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

I strongly oppose the Lampson housing project. The project will cause many problems such as traffic congestion on Lampson, parking problems for nearby home owners, noise pollution, increased need for fire/police resources, construction noise and impact public services. There will be a large impact to the homeowner of the College Park East neighbor with no benefit to them.

I hope you consider these effects on the nearby homeowners in the neighborhood and oppose this new development.

Thank you,

Matthew Stachowiak



From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Thursday, October 27, 2022 7:39:38 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

One of the reasons I moved to this area was due to abundance of space and beauty this neighborhood has to offer.

I can't even stomach the idea of all that housing and traffic it will bring. This city in the past few years seems to only care about the mighty dollar. I understand that money brings wealth but to what expense.

Please don't move forward with this disaster. It really will be a huge disaster. Please think of your community, not the money. Please put us first.

Dora Stathopoulos
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: 4665 LAMPSON AVENUE A.K.A. WEST ED PROPERTY - Feedback
Date: Wednesday, November 2, 2022 2:29:33 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi Tom,

As a member of the CEP community, we are strongly against a large building project on Lampson.

- The road is already very busy and poorly planned. We live on Birchwood and our street is unsafe as is with people using it as a bypass.
- Our streets are barely able to accommodate the excess of cars from the people who currently live here - people have more cars than can fit on their driveways or in garages. Having more cars parked for a large-capacity building (owners and visitors) will be unbearable.
- Our parks are some of the worst in the area and we are already limited on green space. Having a project that does not include its own resources is unacceptable.

Please reconsider this project.

Thank you,

Michelle Stohler
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 4:35:47 PM

 **IRONSCALES finds this email suspicious! We know Chris Stone by name, but the email was sent from an unfamiliar address** [REDACTED]

I am writing to express my deep concern re: the Lampson Project. I live in College Park East. Lampson is already a busy street with a high accident rate; adding more traffic does not make sense. I anticipate drivers will elect to cut through our neighborhood using Ironwood and Hazelnut to avoid the inevitable delays along Lampson. This will put our children at risk. I'm also concerned the increased traffic and additional residents will affect our police and fire response in emergencies.

I can only imagine the nightmare it will be during construction.
I hope you will consider the negative impact this Los Alamitos project will have on the citizens of Seal Beach. Residents of Los Alamitos will not be affected at all, yet Seal Beach residents will truly suffer.

Sincerely,
Christine Stone

THIS IS A TEMPLATE, PLEASE REVIEW AND WRITE YOUR OWN EMAIL USING THE SUGGESTED TOPICS BELOW

The developer is required to review each Environmental concern.

They are counting on us not saying anything and breezing through the process.

Now is our time to stop this. Mention as many examples and be specific in asking for environmental/technical studies.

Please be generous when providing examples of how this project could negatively affect our community. Some examples are below, and don't forget to include your name, address, and contact information!

- Aesthetics
- Air Quality
- Cultural Resources
- Construction Noise and road closure
- Fire / Police / Medical Response
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise Pollution (vehicles on Lampson)
- Population & Housing
- Parking in our neighborhood

Public Services

Recreation

Road impacts from heavy equipment

Rodents

Schools / Libraries

Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)

Utilities & Service Systems

Views from our backyards

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 12:23:15 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear City of Los Alamitos,

As a resident in College Park East in Seal Beach for over thirty years, the planned development north of Lampson causes me great concerns.

1. Lampson Avenue is a heavily traveled thoroughfare from West Garden Grove to Los Alamitos/Seal Beach. Adding this number of housing units/residents to the area north of Lampson Avenue will only exacerbate an already congested street. There does not appear any access to the proposed development other than off of Lampson.
2. Parks and open spaces add to the quality of life. This proposed development does not add additional parks and diminishes open space.
3. Should this proposed development come to fruition, the traffic density on Lampson at peak times will lead to the use of College Park East residential streets (i.e., Ironwood and Hazelnut) to be used by drivers as alternate "cut through" routes to avoid Lampson traffic.
4. While there may be plans that I have not seen, what resources in terms of fire and police service are included with this proposal?

I would like to request the results of an environmental impact / technical studies regarding how the proposed development will impact the area.

Please reconsider how this development proposed by the City of Los Alamitos will negatively impact their neighbors in College Park East (Seal Beach), West Garden Grove, and Rossmoor.

Sincerely,
Gregg Stone

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: PROPOSED 246 RESIDENTIAL UNIT PROJECT FOR 4665 LAMPSON AVENUE A.K.A. WEST ED PROPERTY
Date: Wednesday, November 2, 2022 7:18:34 PM

Hello,

This is the second email from me. Has this proposal been notified to the FAA or the military? I know there are some criteria that airports must meet for their instrument approach and departure procedures. There is also the Seal Beach VOR navigation beacon (SLI) on the field that is used to define such procedures, airway routes, and federal airways. SLI is a mere 1200 to 1300 feet from the proposed site.

Please keep these under consideration,
Tony Sun
Garden Grove, CA

From: [REDACTED]
To: [Tom Oliver](#)
Subject: PROPOSED 246 RESIDENTIAL UNIT PROJECT FOR 4665 LAMPSON AVENUE A.K.A. WEST ED PROPERTY
Date: Wednesday, November 2, 2022 6:54:46 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

I am a soccer parent new to the AYSO region 159 serving kids and family for decades. I just wanted to share couple of my concerns with this new project. First, the impact on traffic when Arbor Park is in full operations during peak soccer seasons and the neighboring dog park. I don't think residents of the new units, as well as neighboring communities, would appreciate the potential delays and stresses that come with such situations. Not to mention the risk increase of accidents when traffic may be at such a high density.

The second is the impact of noise for neighboring communities as well as for the new residents. Noise not only from activities of the park during busy times on the weekends, but also from the Los Alamitos Joint Forces Training Base which is virtually right next door. The airfield traffic consists of certain civilian, law enforcement and military traffic, with occasional visits from tactical jets. When these tactical jets break overhead to enter the traffic pattern, their flightpath goes right over the proposed units. Believe me, the sudden blast of jet noise from these jets will be quite alarming and has the effect of disturbing the peace, waking children and babies from their naps to even causing adverse medical conditions for any elderly residents. From history, airport neighborhoods that complain about airplane noises were always built well AFTER the establishment of the airfield/airport and this situation is looking like yet another example of airport vs. neighboring communities.

Please consider these factors before proceeding,

Thank you,
Tony Sun
Garden Grove, CA

November 2, 2022

Mr. Oliver,

Thank you for the opportunity to share some of my concerns regarding the proposed project at West Ed.

Traffic:

This project will add vehicle trips to Lampson Avenue. That in itself may not be significant, but I believe that existing traffic will be increased over the next 1-3 years by the completion of the I-405 Improvement Project and by a proposed development project on the Old Ranch Country Club property. In addition to the West Ed development, the other two projects will result in a cumulative increase of traffic on Lampson Avenue.

The I-405 Improvement Project is scheduled for completion in late 2023. This project will result in adding an additional general-purpose lane in each direction on the freeway, in our area. There will be no increase in the number of travel lanes in Los Angeles County, so traffic congestion will undoubtedly increase as the northbound I-405 traffic crosses the county line. In addition, the Express Lanes (toll lanes) will end at the junction with the I-605 freeway, which will result in drivers changing lanes at this point, both for some drivers to exit toll lanes and for others to move into the free HOV lanes in Los Angeles County (which unlike Orange County's Express Lanes, will allow 2-occupant vehicles to travel for free). This mixing will cause even more congestion. Presently, some local drivers avoid this area already due to congestion and that number will probably increase as drivers try to circumvent the toll lanes. Traffic on Lampson may very well increase for local drivers going to CSULB, the VA and beyond into Long Beach via 7th Street (SR-22).

The Old Ranch Country Club project is proposing a 103-bed Assisted Living facility, 51-unit Senior Housing complex, a 150-room hotel, medical offices, and restaurants to be added to their country club. This proposed project will generate additional traffic from new residents, hotel and restaurant guests, vendors, patients, and employees.

Lampson Avenue presently is busy during peak drive times and adding additional residents at West Ed will add to these peak times. The 701 bus line is inactive and reportedly being phased out. The park and ride lot is going away. I cannot see how Vehicle Miles Traveled will do anything but increase.

Traffic Safety:

Due to the speed on Lampson Avenue and its curves, it has seen a number of serious accidents over the years. I am concerned with egress/ingress of this project, as well as that for residents of College Park East after the amount of traffic has increased. A few months ago, the southbound I-405 on-ramp at Seal Beach Blvd was closed for a month while it was being reconstructed. There was an increase of traffic on Lampson because of other locals using it to access the southbound I-405 on-ramp on Valley View. Traffic became so heavy that it became difficult for eastbound traffic on Lampson to safely make left turns into College Park East. I am likewise concerned about drivers trying to exit the West Ed development safely, especially to make left turns into heavy, fast-moving traffic on Lampson. We presently have vehicles exiting onto Lampson from Arbor Park, who then make a U-turn at Heather Street, and this surprises drivers turning right onto Lampson from Heather street in College Park East. (Anytime there is an accident on Lampson, traffic is either blindly diverted thru College Park East when Lampson is closed, or sometimes must be diverted all the way to either Katella or Westminster to go around to Valley View – Lampson is our only egress/ingress to the neighborhood).

I was also concerned to hear at the Scoping Meeting that there is not an identified bus stop identified inside the proposed development. Traffic is fast-moving on Lampson and not a good place for students to wait for a school bus nor a good place for a school bus to stop and load students. The Los Alamitos Unified School District is a strong draw and there will definitely be children in this development. I feel that a safe interior location should be found for an interior bus stop.

Parking:

The parking proposed for the apartments, although legal, appears to be definitely inadequate. Only 98 spaces (One car per apartment plus only 21 additional) will result in overflow of cars to other areas – whether inside the development or to the streets of College Park East. We have a similar problem now with condos on Montecito Drive spilling their parking into Rossmoor, even though parking is allowed on Montecito. No parking is allowed on Lampson. Parking on Heather Street could impact a bus stop there, as well as the ability for park-users to have adequate parking. Parking overflow to Rose Street would mean that those residents would have to compete for parking for themselves and their guests with the West Ed homes.

Recreation:

The concept plans indicate two tot-lots being proposed for this development. I do hope that these are included in the final plans. This project will undoubtedly have children and there should be some recreational opportunities for them. Heather Park, located across Lampson, is already College Park East's busiest park and is in need of renovation. Seal Beach has a contract with AYSO for the use of Arbor Park, in which the soccer organization maintains the field as a condition of their exclusive use. In exchange, dogs are not allowed on the play field in Arbor Park but must go instead to the dog park. Presently, Arbor Park is locked every night between sundown and sunrise. It was my understanding that this was a security measure since this fence line is the southern boundary of the military installation (however I have not been able to verify that). Another issue is the loss of parking for soccer at Arbor Park, which is a huge issue for AYSO.

Hydrology/ Drainage:

Any run-off must be contained or diverted. College Park East has a drainage problem and rainwater reportedly enters the tract from Lampson at Heather, adding to flooding on Ironwood. It is important that no additional flow is added to Lampson, which could potentially increase the flooding problem in CPE.

Utilities and Service Systems:

I am assuming that residents of homes and townhomes that have garages will be able to have chargers for electric vehicles. As California is planning to discontinue the sale of gas-powered vehicles, will there be sufficient space allocated for electric vehicle charging in the apartments?

Air Quality, Green House Gases, Heath Concerns, and Noise are all potentially impacted by an increase in Vehicle Miles Traveled.

Sincerely,

Schelly Sustarsic



From: [REDACTED]
To: [Tom Oliver](#)
Subject: AYSO Region 159
Date: Wednesday, November 2, 2022 1:16:58 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear Mr. Oliver,

I support AYSO Region 159's environmental concerns regarding the proposed 246 Residential Unit Project for 4665 Lampson Ave a.k.a. West Ed Property:

1. Arbor Park has approximately 100 parking spots, with 30 of those parking spaces located on the south side of the dog park. Region 159 has always strived to provide adequate parking for the dog park, which leaves roughly 70 parking spaces available on Saturdays. Therefore, Region 159 families and volunteers utilizing Arbor Park on Saturdays routinely park in the 4665 Lampson Avenue parking lot. That parking lot provides over 300 parking spaces that are essential to our use of Arbor Park and ensure soccer families are not parking in the nearby neighborhood of College Park East (CPE). The proposed project at 4665 Lampson Avenue states it will provide 557 parking spaces that will be entering and leaving the property from Lampson Avenue between traffic lights at Heather Street and Rose Street. The lack of signal control currently planned for traffic in and out of the development will adversely impact traffic safety on Lampson. It is already a dangerous street with a history of serious accidents. The number of planned parking spaces is insufficient for the number of planned residences. Garage spaces will be used as storage, or other purposes other than parking. Many of the homes will have more than two or three cars and drivers. These homes will have guests that will need parking as well. Region 159 is concerned Arbor Park or CPE residential streets will then become overflow for the planned development.

2. CPE has less park acreage than other neighborhoods in Seal Beach, Los Alamitos or Rossmoor. Arbor Park has helped fill that void by providing a large grass area to support organized and unorganized sports including soccer and baseball. The proposed new development details do not show any park space, such as a playground for residents. Region 159 requests the EIR include a listing of existing parks within a ½ mile of the planned development. In addition, we request the EIR include an evaluation if the planned development should include park space, such as a playground, basketball court, etc. for the residents of the planned development, to not further impact already limited nearby park facilities.

3. Arbor Park is currently home to many recreational activities, some of which begin in the early hours of the morning, plus a portion of Arbor Park is used for a very popular dog park. Region 159 requests that the EIR include an evaluation of noise at Arbor Park during busy weekends when the park is filled with soccer matches and the dog park is being utilized. To avoid future complaints from the new residents of the planned development about noise from soccer Saturdays and the dog park, noise impacts should be studied and if necessary, mitigation measures proposed. The noise study should be conducted to include all hours of the day on Saturdays when whistles, loud voices, cheering and other noises are made.

Thank You,

Kara Tardivel
Seal Beach resident

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 8:59:38 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

I am concerned about the high density housing development being planned in Lampson Avenue. This project could negatively affect our community. Some examples are below.

- Aesthetics
- Air Quality
- Cultural Resources
- Construction Noise and road closure
- Fire / Police / Medical Response
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Land Use & Planning
- Noise Pollution (vehicles on Lampson)
- Population & Housing
- Parking in our neighborhood
- Public Services

Recreation, as I have toddlers who play in park and I am pregnant as well

- Road impacts from heavy equipment
- Rodents
- Schools / Libraries
- Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)
- Utilities & Service Systems
- Views from our backyards

Please consider my concerns.

Thank You,
Nimfa Taylor

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Monday, October 31, 2022 8:25:40 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

I am a concerned citizen and would like to voice my concern for this project. It will increase traffic and have a negative environmental impact on our community.

Thank you,
Sarah Tello

Aesthetics
Air Quality
Cultural Resources
Construction Noise and road closure
Fire / Police / Medical Response
Greenhouse Gas Emissions
Hazards & Hazardous Materials
Land Use & Planning
Noise Pollution (vehicles on Lampson)
Population & Housing
Parking in our neighborhood
Public Services
Recreation
Road impacts from heavy equipment
Rodents
Schools / Libraries
Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc)
Utilities & Service Systems
Views from our backyards

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@Gmail.com
Subject: Lampson Project Comments
Date: Saturday, October 29, 2022 4:35:29 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear Sir,

I am writing because I have been worried ever since the Lampson Project came up, even though I am happy to see this parcel used for badly needed housing.

But I am not happy about the planned density. I would like to believe that the plans can be reworked to include more parking and a playground for children so that CPE is not used for those needs by default.

We already have parking issues ourselves because few people use their garages for parking cars -- a practice I fear the new residents there will follow as well.

And I hope children will not be tempted to cross dangerous Lampson on their own to come to Heather Park.

Lampson is already known as Death Alley. I hate to think what the added traffic will mean. Are there any plans to mitigate this problem?

Thank you for considering my comments.

Pamela Thames

[REDACTED]

[REDACTED]

From: [REDACTED]
To: Tom Oliver; Shelley Hasselbrink; Tanya Doby; Mark Chirco; Jordan Nefulda; jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmooore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Lampson Project
Date: Wednesday, November 2, 2022 6:09:18 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

As a resident of College Park East [REDACTED] we have numerous concerns regarding the proposed Lampson Project at the West Ed site. Beyond the obvious concerns of more traffic and more air/noise pollution, we have objections to this project as proposed because of the following:

- * limited parking in the development which could negatively affect parking in our neighborhood
- * lack of parks/recreation area
- * impact of more students in our schools which will cause overcrowding
- * already strained resources of emergency service providers-fire, medical, and police
- * construction-specifically the impact of large trucks and equipment on Lampson; the noise that we would have to endure during construction; the movement of vermin to our neighborhood as a result of construction; impact on animals who already live in the area
- * 3-story buildings which will limit privacy and aesthetics to our one and 2-story homes across the street
- * impact of water usage as well as impact on water quality during construction

We expect the Environmental Impact Report to address our concerns along with any others we may have failed to mention. We respectfully ask that the developer seriously consider our concerns as we have endured the construction of the 405 Fwy expansion and now this proposed development that we object to as it will negatively impact our daily life.

Sincerely,
Thomas and Elizabeth Thomas

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 11:38:31 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To the Proposed Lampson Project Developer,

As a College Park East resident in Seal Beach, I am very concerned about the many negative impacts the proposed new project will have on our community.

We already have a lot of noise from the freeway and overhead from the Joint force training base. Adding so many new houses with residents probably having at least two cars per family would increase the noise pollution level dramatically. The increased air pollution would also be detrimental to our health. In essence we would be sandwiched between the pollution from the freeway and the high density housing.

Lampson already has potholes when trucks over a certain weight are supposed to be prohibited. Adding the new housing, heavy road equipment, and all the additional cars would certainly degrade the roads even more causing more frequent road closures and repairs. This would end up costing the CPE residents more in time and money for car repairs and maintenance.

Traffic is getting worse along Seal Beach Blvd. and Valley View. Those are the two major entry roads into our neighborhood as you are aware. Adding even more commuting time just to get through Lampson sounds very frustrating. We could potentially have traffic until we literally arrive at our driveway.

Lampson has only two lanes in each direction. I'm certain cars will be cutting through the residential streets to take short cuts since the cars will be congested on Lampson. This means neighborhood children, walkers, runners, dog walkers, etc. will be more put more in harm's way with drivers rushing about. U turns will have to be made at Heather Park, which is my major cross street. That means the wait time at that light will definitely increase each time I drive back and forth to my house.

The physical safety of residents is also at stake. I've lived here a long time and seen numerous cars crash into the cinder block walls of neighbors' backyards along Lampson. There have even been fatalities due in part to the curve along the road on Lampson. An increased number of cars and traffic will increase the likelihood of this happening more often.

Since ample parking and parks are not provided for the proposed project, we are worried that cars will need to come into CPE to park. The residential streets are crowded enough. CPE parks only have a limited amount of resources: tennis courts, playground equipment, open grassy areas, etc. It will not be as enjoyable if there are too many people there. More cars and more people likely means more crime, especially if there are affordable apartment units where people are more in transitional phases.

Please take into consideration that this new project will adversely affect our quality of life in more ways than I have the time to list.

Sincerely,
Alison Toda



From: [REDACTED]
To: [Tom Oliver](#)
Subject: West Ed Property
Date: Wednesday, November 2, 2022 9:52:25 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi Tom,

I'm writing as a concerned parent in regards to the new residential project being proposed on Lampson. I have two young daughters that participate in AYSO 159. It's concerning that there will be more traffic congestion and further limited park spots at Arbor Park. We already have difficulty finding a spot and walking in for Saturday games. It is my hope that we take all this into consideration prior to approving the building of more residences in this particular area.

Thank you for your time!

Respectfully,
Stephanie Valenzuela

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](mailto:Toliver@cityoflosalamitos.org)
Subject: Re: West Ed Property
Date: Wednesday, November 2, 2022 1:17:05 PM
Attachments: [image003.png](#)
[image002.png](#)

Thank you for your quick response. I'm glad you're taking the community concern into consideration.

Sent from my iPhone

On Nov 2, 2022, at 10:18 AM, Tom Oliver <Toliver@cityoflosalamitos.org> wrote:

Hi Stephanie,

Good morning. Thanks for your response. The City will consider these issues as a part of the Environmental Impact Report.

As always, if you have any questions, please email or call me,

Tom Oliver
Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720
(562) 431-3538 x303



From: stephanie smith [REDACTED]
Sent: Wednesday, November 2, 2022 9:52 AM
To: Tom Oliver <Toliver@cityoflosalamitos.org>
Subject: West Ed Property

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi Tom,
I'm writing as a concerned parent in regards to the new residential project being

proposed on Lampson. I have two young daughters that participate in AYSO 159. It's concerning that there will be more traffic congestion and further limited park spots at Arbor Park. We already have difficulty finding a spot and walking in for Saturday games. It is my hope that we take all this into consideration prior to approving the building of more residences in this particular area. Thank you for your time!

Respectfully,
Stephanie Valenzuela

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Please Stop the Lampson Project
Date: Tuesday, November 1, 2022 2:32:04 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good Afternoon,

I'm writing to voice my objection to the Lampson high density housing project. As a current resident in College Park East, I feel that this project will negatively impact not only our neighborhood, but Seal Beach and Los Alamitos as a whole.

Aesthetically, these mid-rise buildings will dilute the intimate neighborhood setting that we currently have. But that's almost the least of our potential issues.

Construction will produce pollution on various levels. Years of air pollution with the dust, on site field fabrication and construction will affect breathing conditions for everyone, including the elders and children of the neighborhood, The noise will be a hindrance to residents living in CPE. Traffic will be congested on Lampson. With those roads only being two lanes each way with no space to expand, there will be a noticeable difference in driving conditions.

I'm mostly concerned about what adding close to a thousand more residents will do. More traffic means less safety along Lampson and nearby major intersections. Higher population means overloading nearby grocery stores, restaurants, local businesses, and local resources like libraries. A potentially higher number of students would make a higher student to teacher ratio at our schools, which would impact our education system. Without its own dedicated park, we could be seeing higher traffic and use of the parks we have in CPE that already need improvements with the younger families moving in. We already have an increased younger family population moving into CPE which is great for the neighborhood and community, but we need to continue to keep it safe by limiting overall population in the surrounding area. We already have a healthy, steady growth and adding such high density housing will quickly create a situation that the infrastructure and resources cannot quickly keep up with.

I feel extremely blessed and grateful for our small community here in Seal Beach and Los Alamitos, and hold CPE close to my heart as a resident. It's the last small pocket of a city that resides close to the beach that is tucked away between Long Beach and Huntington Beach, and I strongly hope that you, your colleagues, and city recognize that we want to keep our community safe, maintained, and it's unique intimate personality where everyone knows everyone.

Thank you for your time in reading this.

A grateful resident of CPE,

Ryan Vergara
[REDACTED]



From: [REDACTED]
To: [Tom Oliver](mailto:Tom.Oliver@sealbeachca.gov); [Shelley Hasselbrink](mailto:Shelley.Hasselbrink@sealbeachca.gov); [Tanya Doby](mailto:Tanya.Doby@sealbeachca.gov); [Mark Chirco](mailto:Mark.Chirco@sealbeachca.gov); [Jordan Nefulda](mailto:Jordan.Nefulda@sealbeachca.gov); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov
Subject: Lampson Housing Project
Date: Wednesday, November 2, 2022 8:19:01 AM

Hello,

My name is David Vititow and I am a long time resident of College Park East. I understand a housing project is going up where the federal building now stands across from Rose and Lampson by the Dog Park. I have several major concerns about a housing project of that size going up.

My biggest concern is parking. I have taken a look at the drawings, as well as I was at the first townhall meeting asking questions. A lot of their parking they are including garages which we all know will be used for storage and can't be constantly regulated to make sure that it is used for parking. Legally, I understand the builders are including enough parking for the residents but realistically, they are shy about 200+ parking spots, all of which will end up in College Park East.

My other big concern is traffic and accidents. I grew up in College Park East. I saw many deaths on Lampson, and I still see many accidents on Lampson. There will have to be more police stationed on Lampson to control speeding vehicles to hopefully prevent accidents. Also, there will not be any left hand turns out of the complex, forcing everyone who needs to go out towards Valley View to make a U-Turn at Heather Park, causing major traffic jams and most definitely more accidents. Or residents will speed through College Park East neighborhood instead of making a U-turn which is no safer.

I have a few other smaller concerns. I'm concerned about noise pollution while building the housing project. I'm concerned with the environment and the impact building these homes will have on the wild life in the strawberry fields directly west of the project. I'm concerned for the air pollution caused by all of the equipment building the homes.

Bottom line is, Lampson is already an extremely busy thoroughfare, and adding an extra 300-500 cars daily will make it an absolute nightmare. I think that the housing project needs to be scaled down or potentially just nixed all together. Or build a parking structure of some sort or something. I don't know what the winning idea will be for this project but I truly think this project is way too big for what this little street can handle.

Thank you for your time

David Vititow

--

David Vititow
Operations Manager
Atlas Backflo |
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 7:23:33 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

As a resident of college park east I am worried about Noise Pollution (vehicles on Lampson). Parking in our neighborhood will be impacted severely along with Road impacts from heavy equipment.

Most importantly I'm worried about Traffic Safety (u-turns at heather, left / right turns at Seal Beach Blvd and Valley View, cut through traffic, etc) lampson is such a dangerous street as is I feel like this is not the right area for this new development. Because there is no parks in the plan! The parks in college park east will be impacted. these parks are already needing safety updates and renovation

Thanks

Shanna vititow
[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 12:55:38 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Please consider all the traffic for lampson. We are very much against a large development that this was not zoned for. Seal beach Blvd is already too crowded and this will even cause more problems. Can our schools handle all of this too? Our college park neighborhood doesn't want the traffic it will cause either! I know California is working to provide housing but this high density hurts everyone. We did not pay high housing prices to have this happen to our area. Do we have enough emergency services, parks, libraries, schools? I hope the community is more important than developers making a lot of money. Please consider all of this in your plans. Thank you. Teresa Werner [REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Concerns regarding West Ed Development
Date: Wednesday, November 2, 2022 8:38:47 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hi Tom,

I am writing you as a resident of CPE. My wife and I have serious concerns regarding the development proposed for the WestEd building on Lampson. We have 3 children and are alarmed by the impact this would have on our community. Lampson is already a busy street and our little CPE community is already choked with traffic. Allowing this development across the street will only bring more traffic to Lampson and will result in more dangerous cross-traffic interactions and accidents. Additionally, there will be insufficient parking in the new development that will spill over to CPE. Finally, I volunteer as a coach and my kids play AYSO and that would be impacted by this development. I'm concerned what this development will have on our safety, community, and property values.

kind regards,

Jonny West
CPE resident

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@Gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 8:10:31 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Leaders,

I have several concerns regarding the Lampson project – see list below. My contact information is:

Claudia Wilderman

[REDACTED]

[REDACTED]

Air Quality

Construction Noise and road closure

Greenhouse Gas Emissions

Hazards & Hazardous Materials

Land Use & Planning

Noise Pollution (vehicles on Lampson)

Parking in our neighborhood

Road impacts from heavy equipment

Rodents

Traffic Safety – additional traffic on Lampson that is already has a lot of speeding traffic

View from my backyard

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action based on it, by you is strictly prohibited.

Deloitte refers to a Deloitte member firm, one of its related entities, or Deloitte Touche Tohmatsu Limited ("DTTL"). Each Deloitte member firm is a separate legal entity and a member of DTTL. DTTL does not provide services to clients. Please see www.deloitte.com/about to learn more.

v.E.1

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; [Councilwoman Sandra Massa-Lavitt](#); StopLampsonProject@gmail.com
Subject: Lampson Project Comments
Date: Wednesday, November 2, 2022 7:44:51 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello,

I am concerned by the planned housing development on Lampson and the impacts it will have on the surrounding area.

I would like studies to be done to ensure that there is sufficient park space for the residents within the development and parking in the new development to avoid impacting College Park East and any other neighborhoods. Additionally, that area has no essential services like groceries or schools in walking distance to the planned development. I request that environmental studies be done on the increased traffic and pollution (noise and smog) that will be generated by the development to ensure that it stays within regulatory limits.

Thank you,
Ksatria Williams

[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: 4665 Lampson Avenue DEIR NOP
Date: Tuesday, November 1, 2022 7:32:34 AM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello Mr. Oliver,

My name is Ryan Winkleman. I am a wildlife biologist and biological consultant and have been practicing in southern California for 17 years. I am the lead data reviewer in Orange County for the Cornell Lab of Ornithology's eBird website, a global database of bird location records supported by citizen science and the birding community, and I am Orange County's quarterly report compiler for the American Birding Association's quarterly scientific publication *North American Birds* (NAB), which has examined the status and distribution of birds on a local and national scale for decades.

I am writing about the 4665 Lampson Avenue project in the City of Los Alamitos. I see on the City's Notice of Preparation (NOP) website that a Draft Environmental Impact Report (DEIR) is planned for this project, but Biological Resources are missing from the list of resources to be addressed in it. I am writing to you to let you know that I believe Biological Resources should be a focus of the DEIR due to the project's adjacency to both the Joint Forces Training Base (JFTB) and Arbor Park. Based on the Exhibit 2 *Site Plan* on the website, the project will raze the existing parking lot and office building inhabited by the California Department of Fish and Wildlife (CDFW) and replace them, and the entire rest of the parcel, with residences where none currently exist.

However, several species of protected birds are known to utilize the immediate surrounding area that could be impacted both by construction and by the increase in disturbance that would result from the new residences. These include species that are obligated under the California Environmental Quality Act (CEQA) to be given a significant impacts analysis because they have been designated as a CDFW Species of Special Concern (SSC) or higher. This obligation is in the first Biological Resources question in Appendix G of the CEQA Guidelines, which asks whether the project would "Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?"

The species that I believe require a significant impacts analysis in the City's DEIR include the following:

- Swainson's Hawk. This species is designated as threatened under the **California Endangered Species Act**. Between 2018 and 2022 Swainson's Hawks have visited this area annually, with successful nesting confirmed in 2019 (two chicks fledged) and 2021 (three chicks fledged) and nesting strongly suspected to have occurred but failed based on behavior in 2018 and 2020. Each year the birds have summered on the far eastern edge of the Old Ranch Country Club other than 2019 when they nested on Naval Weapons Station Seal Beach. At the time of the discovery of the 2019 nest, this was the first confirmed nesting attempt in Orange County in 131 years. I actually monitored these birds for several years due to my

association as the lead biologist at the time on the I-405 Improvement Project, and worked closely with the designated CDFW biologist on the project, Ms. Simona Altman. I also have a network of local birders in the Los Alamitos/Seal Beach/Long Beach area who help keep tabs on the birds for me for my own reporting purposes in the quarterly NAB reports. They are a very well-known occurrence in this area both in the birding community and among wildlife agencies.

- White-tailed Kite. This species is designated as fully protected by CDFW and the California Fish and Game Code. That means it cannot be taken or harmed in any way other than for valid scientific research. There is a population of kites that nests nearby and uses the JFTB as foraging habitat. This is a well-documented use area by this species, with over 300 individual reports of one or more birds observed in the area since 2018 in the eBird database.

- Northern Harrier. This species is designated as a SSC by CDFW. Although it has no legal conservation status, SSC are required under the CEQA to be analyzed for significant impacts. Harriers are also known to frequent this area, with nearly 250 individual reports of one or more birds observed in the area since 2018 in the eBird database.

- Vermilion Flycatcher. This species is also designated as a SSC by CDFW. Vermilion Flycatchers have a robust breeding population at Arbor Park and are documented year-round in typically high numbers by local birders. This species has nearly 450 individual records of one or more birds observed in the area since 2018 in the eBird database.

I believe that these four species, *at a minimum*, require a significant impacts analysis in the DEIR under the CEQA due to their overwhelmingly well-documented presence in the area by the birding community and biologists. Whomever is hired to write the DEIR should perform a thorough and exhaustive literature review of which sensitive species are known to occur in this area and should analyze all of them for significant impacts if they have a conservation status of SSC or higher. This may include other species that I have not mentioned here including Peregrine Falcon, Horned Lark, or others, including non-avian species. Construction and operation of the project may have adverse impacts on breeding and/or foraging behavior by the four aforementioned bird species and possibly others as well as possibly a loss of foraging habitat as a result of the development. The project should investigate rigorous nesting bird protection measures as well as possibly compensatory mitigation for direct and indirect loss of foraging habitat both on- and offsite as a result of the development and increased human disturbance.

This is one of the last remaining places in Orange County where these birds have large spaces of open habitat to support them, particularly for Swainson's Hawks, which had not nested in Orange County since 1888 prior to the discovery of the 2019 nest. I implore the City of Los Alamitos to conduct a thorough analysis of Biological Resources in its DEIR for the 4665 Lampson Avenue Project.

Sincerely,

Ryan Winkleman

Orange County *North American Birds* Quarterly Report Compiler

Orange County Lead eBird Data Reviewer

Senior Ecologist, Ecological Society of America

Senior Biologist, Michael Baker International

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [REDACTED]
Subject: 4665 Lampson ave project
Date: Friday, October 28, 2022 2:59:04 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Dear Mr Oliver

Thank you for the opportunity to respond on the project on Lampson. I live at [REDACTED] [REDACTED] I have lived in Seal Beach for 31 years. College Park East has been a great place to live and raise my two children. The property at 4665 Lampson has been fantastic open space to walk my dogs and teach my kids to ride their bikes in open space. I am not opposed to changing from commercial to residential. I know we need the housing in Southern Ca. Please consider the density and space of this project. You must have two parking spots per unit of housing. Condo, Townhouse or SFR. You know each unit will have two adults to pay the rent or mortgage and they both drive a car. There is NO parking on Lampson. Over flow parking will go into College Park East. I live two block off Lampson. College park will be the only place the over flow can park. Please consider more open space for the complex. You need space for kids to play and walk your dogs. The maps shows one small park 14,000 sq ft., residence will all come into College Park and use Heather park and have their dogs crapping on our property. Please consider these two items before you approve this project. This will affect my quality of life and I hope you consider these changes.

Mark & Leslie Wintheiser
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Cc: [Shelley Hasselbrink](#); [Tanya Doby](#); [Mark Chirco](#); [Jordan Nefulda](#); jkalmick@sealbeachca.gov; mvaripapa@sealbeachca.gov; tmoore@sealbeachca.gov; ssustarsic@sealbeachca.gov; smassalavitt@sealbeachca.gov; StopLampsonProject@Gmail.com
Subject: Lampson Project Comments
Date: Tuesday, November 1, 2022 2:02:27 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To Whom It May Concern:

I am writing regarding the Lampson housing project. My understanding is that this will create a total of 246 housing units for 800+ residents. I am extremely concerned that this development would create more traffic on Lampson, which is already congested during rush hour. Lampson is the only street College Park East residents can utilize in order to get to the freeways and adding so many more residents would only increase traffic on the street.

I recently moved to College Park East from Los Angeles and one of the main reasons for moving down here was to live in a safe neighborhood where our children can ride their bikes or walk around without constantly having to worry about getting hit by cars. I am worried that more cars would be on the road putting our children in danger. Additionally, more people would mean more cars and more cars would lead to more pollution and noise.

I hope you take these areas of concern from the residents of College Park East before proceeding with the project. Please let me know if you would like me to address any other concerns. Thank you for your consideration.

Sincerely,
Frank Yang

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Tom Oliver](#)
Subject: Lampson Project Parent Concerns
Date: Wednesday, November 2, 2022 12:46:59 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

To Whom it May Concern:

My daughter participates in the AYSO Region 159 program that is held weekly at Arbor park and we want to echo their concerns about the proposed Lampson project as follows:

AYSO Region 159 environmental concerns regarding the proposed 246 Residential Unit Project for 4665 Lampson Ave a.k.a. West Ed Property

1. Arbor Park has approximately 100 parking spots, with 30 of those parking spaces located on the south side of the dog park. Region 159 has always strived to provide adequate parking for the dog park, which leaves roughly 70 parking spaces available on Saturdays. Therefore, Region 159 families and volunteers utilizing Arbor Park on Saturdays routinely park in the 4665 Lampson Avenue parking lot. That parking lot provides over 300 parking spaces that are essential to our use of Arbor Park and ensure soccer families are not parking in the nearby neighborhood of College Park East (CPE). The proposed project at 4665 Lampson Avenue states it will provide 557 parking spaces that will be entering and leaving the property from Lampson Avenue between traffic lights at Heather Street and Rose Street. The lack of signal control currently planned for traffic in and out of the development will adversely impact traffic safety on Lampson. It is already a dangerous street with a history of serious accidents. The number of planned parking spaces is insufficient for the number of planned residences. Garage spaces will be used as storage, or other purposes other than parking. Many of the homes will have more than two or three cars and drivers. These homes will have guests that will need parking as well. Region 159 is concerned Arbor Park or CPE residential streets will then become overflow for the planned development.

2. CPE has less park acreage than other neighborhoods in Seal Beach, Los Alamitos or Rossmoor. Arbor Park has helped fill that void by providing a large grass area to support organized and unorganized sports including soccer and baseball. The proposed new development details do not show any park space, such as a playground for residents. Region 159 requests the EIR include a listing of existing parks within a ½ mile of the planned development. In addition, we request the EIR include an evaluation if the planned development should include park space, such as a playground, basketball court, etc. for the residents of the planned development, to not further impact already limited nearby park facilities.

3. Arbor Park is currently home to many recreational activities, some of which begin in the early hours of the morning, plus a portion of Arbor Park is used for a very popular dog park. Region 159

requests that the EIR include an evaluation of noise at Arbor Park during busy weekends when the park is filled with soccer matches and the dog park is being utilized. To avoid future complaints from the new residents of the planned development about noise from soccer Saturdays and the dog park, noise impacts should be studied and if necessary, mitigation measures proposed. The noise study should be conducted to include all hours of the day on Saturdays when whistles, loud voices, cheering and other noises are made.

Thank you for your time and consideration in this important matter.

Sincerely,

Christina Zandi

[Sent from the all new AOL app for iOS](#)