

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022090476

Project Title: 4665 Lampson Avenue

Lead Agency: City of Los Alamitos

Contact Person: Tom Oliver, Associate Planner

Mailing Address: 3191 Katella Avenue

Phone: (562) 431-3538 Ext. 303

City: Los Alamitos

Zip: 90720

County: Orange

Project Location: County: Orange City/Nearest Community: Los Alamitos

Cross Streets: Lampson Avenue and Rose Street Zip Code: 90720

Longitude/Latitude (degrees, minutes and seconds): 33 ° 46 ' 55 " N / 118 ° 02 ' 57 " W Total Acres: 12.3

Assessor's Parcel No.: 130-012-35

Section: 00

Twp.: 4S

Range: 11W

Base: _____

Within 2 Miles: State Hwy #: I-405; SR-22

Waterways: Bolsa Chica Channel

Airports: Los Alamitos Joint Forces Training Base

Railways: None

Schools: Enders, Rossmoor, Pacifica

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: Density Bonus**Development Type:** Residential: Units 246 Acres 12.3 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____ Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG, Energy**Present Land Use/Zoning/General Plan Designation:**

Developed (vacant office building)/Multi-Family Residential (R-3)/Multi-Family Residential-25

Project Description: (please use a separate page if necessary)

The Project Applicant is seeking a Site Development Permit – Major, Tentative Parcel Map 2022-133 (for Finance and Conveyance Purposes), Vesting Tentative Tract Map No. 19263 (for Condominium Purposes), and an Affordable Housing Unit Application for Density Bonus and/or Incentives or Concessions to redevelop the Project site with 246 residential units. The Project would demolish the existing office building and surface parking lot on the 12.3-acre property and redevelop the Project site with 246 residential units consisting of a variety of different product types, including: 55 single family detached homes, 114 townhomes, and 77 for rent affordable multi-family apartment homes, construction of associated site improvements.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

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|-------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 24, 2024 Ending Date June 10, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning</u>	Applicant: <u>Lampson Park Place, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>119 E. St Joseph St</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Arcadia, CA 91006</u>
Contact: <u>Nicole Morse</u>	Phone: <u>562-400-4473</u>
Phone: <u>(714) 505-6360 Ext. 126</u>	

Signature of Lead Agency Representative:  Date: 4/23/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.