

**CITY OF LOS ALAMITOS
EIR SCOPING MEETING**

“4665 LAMPSON AVENUE”

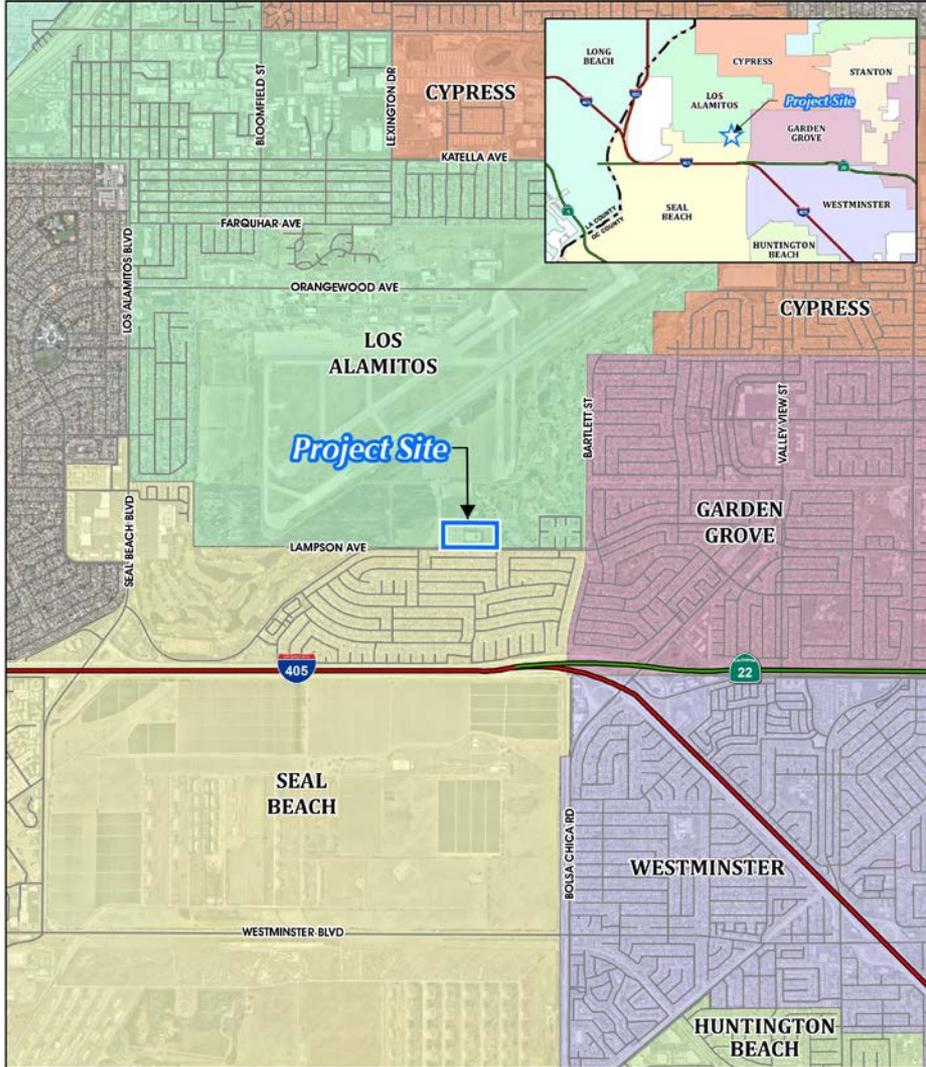
PRESENTED BY:

T&B PLANNING, INC.

DATE: OCTOBER 20, 2022

PURPOSE OF THE EIR SCOPING MEETING

- **Describe the Proposed Project**
- **Provide information about the California Environmental Quality Act (CEQA) and the Environmental Impact Report (EIR) Process**
- **Get input on the scope of the EIR**
 - What should be considered?
 - What are your environmental concerns?
 - Identify alternatives and potential mitigation measures
- **Identify the next steps and additional opportunities for public input**





Site Area: 12.3 acres

Residential Development:

- 55 SF courtyard homes
- 114 townhomes
- 77 affordable multi-family apartment homes

Parking:

- 459 parking spaces for SF homes and townhomes
- 77 parking spaces for affordable multi-family

FOR RENT AFFORDABLE APARTMENTS

Site Area - ±2.0 Acres
 Density - 38.5 DUA
 Plan Types
 1Bd = 36 (46.8%)
 2Bd = 20 (26.0%)
 3Bd = 21 (27.3%)
 Total Units - 77
 Open Space Required
 Common Open Space - 200 sf/Unit (15,400 sf for 77 Units)
 Private Open Space - 60 sf/Unit (4,600 sf for 77 Units)

Provided:
 COS - 14,993 sf (195 sf/Unit)
 POS at Decks - 4,620 sf
 Parking Required:
 1Bd - 36 Un. x 1.0" = 36 Spaces
 2Bd - 20 Un. x 1.5" = 30 Spaces
 3Bd - 21 Un. x 1.5" = 31.5 Spaces
 Total - 97.5 = 98 Spaces
 (*) Parking Ratio
 Parking Provided:
 30 spaces - Garages
 68 spaces - Open Parking
 98 spaces - Total Provided
 (1.27 sp/unit)















CONCEPTUAL RENDERING – TOWNHOMES CENTRAL TO PROJECT SITE

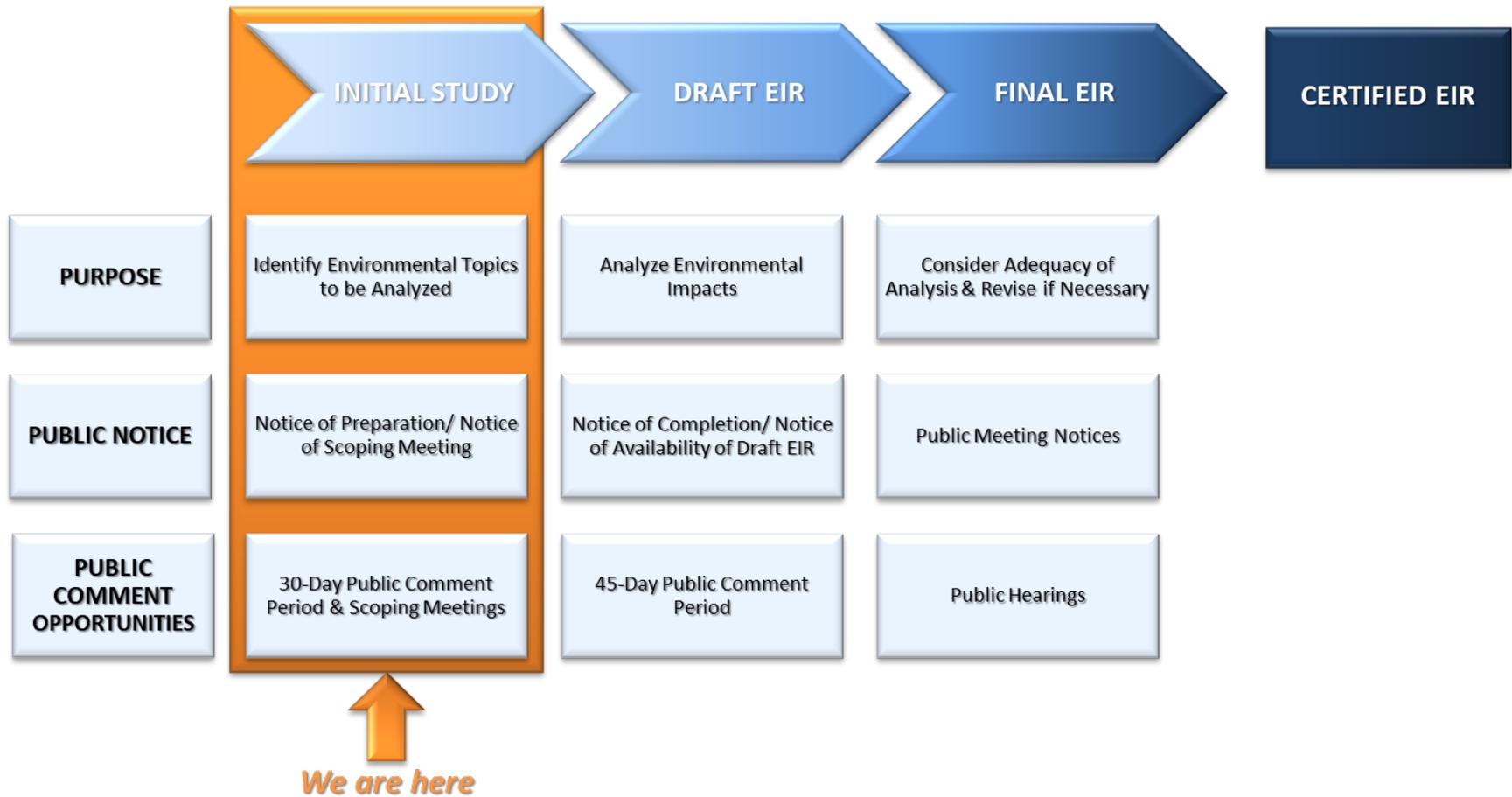




**CALIFORNIA ENVIRONMENTAL QUALITY ACT
AND
THE ENVIRONMENTAL IMPACT REPORT
PROCESS**

WHAT IS AN EIR?

- **Informational document that informs the public and decision makers about potential physical environmental impacts of a project**
- **Informational document that identifies ways to avoid or reduce adverse environmental effects:**
 - Mitigation Measures (ways to reduce impacts)
 - Alternatives (other ways of accomplishing the project's objectives)
- **Environmental effects are just one of the factors considered by the decision makers when deciding whether or not to approve a project**



ROLE OF THE EIR CONSULTANT

- **Work with City staff to prepare a technical document that:**
 - Analyzes the physical environmental impacts of the project
 - Identifies ways to reduce impacts
 - Clarifies the environmental issues
- **Provide guidance to the City with regards to complying with CEQA**
- **The EIR Consultant is not an advocate for a particular decision**
 - Task is to assist in environmental issue identification and resolution

**CONSULTATION WITH
RESPONSIBLE AND
TRUSTEE AGENCIES**

▪ **Responsible Agencies**

- Orange County Airport Land Use Commission
- Regional Water Quality Control Board
- Orange County Sanitation District and Rossmoor Los Alamitos Area Sewer District
- Southern California Gas Company and Southern California Edison
- South Coast Air Quality Management District

▪ **Trustee Agencies**

- Native American Heritage Commission

**RESOURCE AREAS WITH
POTENTIALLY
SIGNIFICANT IMPACTS**

- Aesthetics
- Air Quality*
- Biological Resources*
- Cultural Resources*
- Energy*
- Geology & Soils*
- Greenhouse Gas Emissions*
- Hazards & Hazardous Materials*
- Hydrology & Water Quality*
- Land Use & Planning
- Noise*
- Population & Housing
- Public Services
- Recreation
- Transportation*
- Tribal Cultural Resources*
- Utilities & Service Systems*

These topics will be further analyzed in the EIR.

**RESOURCE AREAS WITH
LESS THAN SIGNIFICANT
IMPACTS IN THE NOP**

- Agriculture and Forestry Resources
- Wildfire
- Mineral Resources

These topics do not require further study in the EIR.

HOW TO STAY INFORMED

- **Please submit comments by November 2, 2022**
- **Contact Tom Oliver, Associate Planner**
 - Toliver@cityoflosalamitos.org
 - **(562) 431-3538 Ext. 300**
- **Write to:**

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