



ORANGE COUNTY FIRE AUTHORITY

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

Jeff Bowman, Fire Chief

(714) 573-6000

www.ocfa.org

November 17, 2014

County of Orange
OC Public Works
Attn: Christina Taylor, 3rd Floor
300 N Flower St
Santa Ana, CA 92702-4048

Ref: The Preserve at San Juan

Dear Ms. Taylor,

The information provided in the NOP page 32 is not correct in regards to fire service. I responded to a questionnaire to ESA on October 7, 2013 and the information I provided was not used in the NOP. The project area is in Battalion 6. The fire station serving the area is Station 7 in San Juan Capistrano with a new station currently under construction (Station 56) at Ortega Hwy and Antonio Pky. The following information should be considered:

The Orange County Fire Authority (OCFA) has identified that the project will present significant impacts to existing fire and rescue services. Currently, the OCFA is responsible for provision of these services to the Orange County section of the project area. While current station placement with mutual and automatic aid agreements are sufficient to ensure protection of the area in its current state, the development into the proposed use would pose significant new service needs, not only within the project area, but regionally as well.

The OCFA has significant concerns in the development of the project within historical wildfire areas. Adherence to special development conditions as well as all other standard condition of the OCFA would be required during project submittal and development. A full list of these requirements is available through the OCFA Planning and Development Section.

The closest fire station that responds 24/7 is Fire Station 7 on Del Obispo St in San Juan Capistrano. A new station off Antonio Pwy and Ortega Hwy is planned for early 2015 (Fire Station 56). OCFA also has several planned stations that are even closer. Orange County Fire Authority provides structural and emergency medical services, and all Fire Prevention services (Planning and Development) to all developments within unincorporated Orange County and the areas of the Cleveland National Forest within Orange County. We do have Mutual/Automatic Aid with Riverside 51, however they have just downsized their unit, and it is not always available to respond. The Medic Unit would come from either San Juan Capistrano or by agreement (not guaranteed) with Riverside/Elsinore or Lakeland station. OCFA currently provides all structural and emergency medical services to occupancies out Long Canyon Rd. It

Serving the Cities of: Aliso Viejo • Buena Park • Cypress • Dana Point • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma
Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Santa Ana • Seal Beach • Stanton • Tustin • Villa Park
Westminster • Yorba Linda • and Unincorporated Areas of Orange County

RESIDENTIAL SPRINKLERS AND SMOKE ALARMS SAVE LIVES

requires a minimum of 3 engines, 1 truck and 1 medic unit to provide an effective response force for a single-family residence.

Mission Community Hospital in Mission Viejo is the closest Orange County hospital.

The following are areas of interest to our Planning and Development Section:

- This area is within the Very High Fire Hazard Severity Zone/Special Fire Protection Area (VHFHSZ) and all structures will be required to conform to California Building Code (CBC) requirements within this zone. Additionally, special landscaping fuel management plans will be required. All fuel management plans shall be in accordance with the OFCA guidelines for development within VHFHSZ as outlined in OCFA Guidelines C-04 and C-05 available on our website, and all building construction shall be in accordance with Chapter 7A of the 2013 CBC.

- Street design will be a significant issue for the development of this planned community. Considering the fact that significant residential development will occur in the VHFHSZ areas, the design for local street width will be important for OCFA, including the limiting the of lengths and turnaround diameters of proposed cul-de-sac streets.

- The developer will need to enter into a Secured Fire Protection Agreement with OCFA.

Mitigation: Prior to approval of any subdivision or comprehensive plan approval for the project, the designated 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. Said agreement shall be reached as early as possible in the planning process, preferably for each phase or land use sector of the project, rather than on a parcel by parcel basis.

This agreement is typically entered into with developers on a project specific basis to contribute a pro rata share towards funding capital improvements necessary to establish adequate fire protection facilities and equipment. The Secured Fire Protection Agreement is not related to the provision of an "*adequate tax base directed to the Structural Fire Fund to offset short and long range costs*", but rather to mitigating the impact of a project on OCFA as it impacts capital and infrastructure needs.

- All standard conditions and guidelines will be applied to the project during the normal review process.

- **Mitigation:** Full disclosure of delay in fire service is required for new residents. Required statements of fire service delay as part of CCR for future residents are required for indemnity. OCFA approval of CCR language is required..

- OCFA will review water supply, and emergency access. The EIR should address the availability of water for emergency services, and the GPM availability for the development.

- **Mitigation:** Any traffic signal upgrade or installation and all electrically operated gates must be installed with optical preemption devices.

- Residential Fire Service is not currently provided to the proposed development area. This area is outside our response time limits. The EMS level of care is for Rural response areas and is not recommended for large developments. It is unknown if Riverside is willing to contract partial response service. The USFS stations do not respond to Structural or Medical emergencies.

The response time goal for first unit receipt of call to on scene of call in rural areas is 12 minutes 90% of the time, and undeveloped is “as soon as possible”. The project area exceeds 12 minutes.

The response time goal for effective response force on moderate structure fires from receipt of call to on scene of call in the rural area is 20 minutes 90% of the time. The project area exceeds 20 minutes.

Fire station 7 is 18 miles (minimum of 25 minutes) from the project site.

In addition, we would like to point out that all standard conditions with regard to development, including water supply, built in fire protection systems, road grades and width, access, building materials, and the like will be applied to this project at the time of plan submittal.

Please contact me at 714-573-6199 if you need further information on this matter.

Thank you for the opportunity to comment on this project.

Sincerely,



Michele Hernandez
Management Analyst
(714) 573-6199

CC; Calfire