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# APPENDIX I.1: Response to Service Letter and Questionnaire

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**From:** BOHR, RYAN <RYAN.BOHR@costamesaca.gov>  
**Sent:** Thursday, February 19, 2026 8:43 AM  
**To:** DACEY, MELINDA <Melinda.Dacey@costamesaca.gov>; PYLE, JASON <JASON.PYLE@costamesaca.gov>  
**Cc:** Jennifer Kelley <jkelley@placeworks.com>  
**Subject:** RE: Request for Fire Service Information for the Fairview Developmental Center Specific Plan EIR

Good morning Melinda,

Below are the answers to the Placeworks questionnaire.

Let me know if you have any questions.

Respectfully,



**RYAN BOHR**  
Fire Marshal - Assistant Fire Chief  
Costa Mesa Fire & Rescue  
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***\*Please note, City Hall is closed every other Friday\****

# FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN EIR

## Information for Fire Protection Services – Draft Responses (CMFR)

### Responses Prepared By:

Name: Ryan Bohr

Title: Fire Marshal - Assistant Fire Chief

Agency: Costa Mesa Fire & Rescue Department (CMFR)

### 1) Are the existing staff and equipment levels at the fire station(s) adequate to meet current demands for fire protection services in the CMFD service area?

CMFR's current staffing and apparatus deployment are adequate to serve existing demand within the City and maintain baseline service levels; however, performance is sensitive to call-volume growth, concurrent incidents, traffic congestion, and unit availability. CMFR continually monitors workload and response performance and adjusts operational practices accordingly. The proposed FDCSP—particularly at the upper end of the residential buildout—would represent a material increase in population and service demand within this portion of the City and should be evaluated for its effect on service reliability and response performance.

### 2) Would implementation of the proposed project have an impact on service levels that drop below the projected future level?

Potentially, yes, depending on final unit count, phasing, built form (construction type, density, height, access configuration, etc.), and how citywide demand changes over the same planning horizon. The proposed 2,300–4,000 dwelling units (approximately a **5.2% to 9.0%** increase over the City's existing housing unit count) plus associated commercial uses would reasonably be expected to increase EMS demand and total incident volume. If growth occurs without commensurate resources, the project is likely to contribute to decreased performance during peak demand, including increased concurrent incidents and unit unavailability. The EIR should evaluate both the minimum and maximum buildout scenarios and consider feasible measures that reduce risk and support service capacity.

### 3) What are the average response times for fire and emergency services?

CMFR tracks response performance using CAD-defined timestamps (call received/dispatch/turnout/travel/on-scene). For pre-hospital medical emergencies and incipient/small fires, the City's **Target total response time** is measured from receipt of the 9-1-1 call at the communications center:

- **Target total response time (call receipt to on-scene): 8:30 (90th fractile)**

#### Breakdown (components of the target total response time):

- **Call-processing/dispatch time (call receipt to dispatch): 1:30**
- **Turnout time (dispatch-to-enroute): 2:00**
- **Travel time (enroute-to-on-scene): 5:00**

Response times vary by time of day, traffic conditions, unit availability, and incident type. CMFR can provide the most recent performance summary and, if requested, station-area summaries for inclusion in the DEIR appendix.

### 4) Are there any existing deficiencies, such as lack of staffing and/or facilities and equipment?

CMFR does not identify any single condition that prevents the department from providing services today; however, as call volume increases, the primary operational risk is coverage reliability during simultaneous incidents and peak EMS demand. Development-driven impacts can also result from increased travel times due to congestion and roadway constraints and access limitations within large planned developments. For the FDCSP, the project's internal circulation and apparatus access, as well as overall service demand associated with buildout intensity, will be key considerations in avoiding future service limitations.

### 5) Are there any existing plans for expansion or relocation of stations that would serve the project?

At this time, CMFR does not have a committed, funded plan for a new station or station relocation specifically associated with the FDCSP site. CMFR will continue to evaluate service demand and deployment needs through standard planning processes as the specific plan advances, project phasing becomes clearer, and citywide growth projections are updated.

### **6) Would the proposed project require the CMFD to hire more staff?**

Potentially, yes. A development program of 2,300–4,000 units with supporting commercial uses is expected to increase EMS demand and total incident volume. Whether additional personnel are required depends on the final buildout (minimum vs. maximum units), phasing/timing, measured increases in calls for service, impacts to unit availability and concurrent incident frequency, and mitigation through project design (e.g., access, hydrant coverage, fire protection systems). The EIR should acknowledge that at the upper buildout scenario, the project may contribute to a need for additional staffing and/or operational resources to maintain service objectives.

### **7) Would the CMFD need to construct new facilities or expand existing facilities to accommodate the proposed project's demand, based on projected growth?**

Possibly. Large-scale residential growth can drive the need for facility expansion, additional apparatus, or new/relocated facilities to maintain service reliability and response performance—particularly if the project increases calls for service within a concentrated area and/or increases travel time due to roadway congestion. At this stage, the EIR should acknowledge the potential for the project to contribute to the need for additional fire protection resources, and identify appropriate mechanisms to ensure proportional contributions toward growth-related capacity as warranted by measured demand and adopted planning criteria.

### **8) Does the CMFD recommend standard criteria for assessing the significance of a proposed project's impacts in an EIR or other environmental impact documentation? If so, what are those criteria?**

CMFR recommends that the EIR team consider commonly used fire service evaluation factors to inform its significance determinations, particularly as project details, phasing, and surrounding roadway conditions are refined. Areas that typically warrant evaluation include:

- **Response performance and coverage reliability:** How buildout and cumulative conditions may affect first-due response performance and unit availability relative to the City's service objective, including the potential for increased concurrent incidents.
- **Development intensity and complexity:** How **unit count, density, building height/type, and mixed-use intensity** may influence incident volume, EMS demand, and operational complexity.
- **Roadway network and travel-time considerations:** How **roadway changes, traffic patterns, intersection operations, access point configuration, and internal circulation design** may influence travel time and response reliability.
- **Emergency access and operational functionality:** Whether access features function reliably for emergency operations (fire lane geometry, turning radii, grade, vertical clearance, turnarounds, and any emergency-only access).
- **Water supply and fire flow (code-driven):** Confirmation during design and plan review that the new water system, hydrant coverage, and available fire flow are constructed in accordance with current code and applicable standards for the most demanding buildout conditions.
- **Resource and infrastructure implications:** Whether the project's demand profile and access/water conditions suggest a need for additional staffing, apparatus, facilities, or other capacity-supporting measures over time.

CMFR recommends evaluating these items under both the **minimum and maximum** buildout scenarios and considering **phasing** so that service needs and supporting infrastructure can be assessed as the project advances.

### **9) Please provide the most recent Developer Impact Fees for fire services for new development.**

At this time, the City of Costa Mesa does not have a broadly applicable, standardized Fire Department development impact fee (DIF) that applies to the majority of new development citywide. Significant development projects have typically addressed fire service needs through project-specific builder/developer agreements and related entitlement conditions, as applicable.

To support consistent, equitable, and predictable funding of growth-related fire service impacts, CMFR recommends adoption of a standardized Fire development impact fee program so that new development contributes proportionately to the costs associated with maintaining service capacity (e.g., facilities, apparatus, equipment, and staffing impacts attributable to growth). Any standardized DIF program would be subject to separate City consideration and adoption and would be supported by an appropriate nexus/fee study.

As a potential framework, CMFR notes that a uniform and universally applied square-footage-based fee structure is one approach that can be evaluated as part of a formal nexus/fee study and adoption process.

**10) Are there any service agreements with other local or regional fire agencies for additional support?**

Yes. CMFR participates in countywide and regional mutual aid for fire and emergency medical incidents and coordinates interagency support through established mutual aid systems and operational agreements used throughout Orange County and Southern California. These agreements support resource sharing during major incidents and coordinated response during large-scale emergencies.

**11) Please provide recommendations that could reduce the demand for fire protection services created by the proposed project.**

CMFR recommends measures that support safe and reliable emergency operations and can reduce incident likelihood/severity, including:

- **Design for access:** A connected internal street network with compliant fire lanes, turning geometry, and turnarounds; avoid chokepoints and designs that concentrate congestion at limited access points.
- **Water system (code compliance):** Provide water infrastructure, hydrant coverage, and fire-flow capacity consistent with current code and applicable standards for the most demanding full-buildout conditions.
- **Modern fire protection systems:** Code-compliant sprinklers, alarms/monitoring, and other required systems appropriate to building type and height.
- **Construction-phase controls:** Construction fire prevention planning, maintained emergency access, clear addressing/wayfinding during all phases, and temporary water supply/hydrants as needed.
- **Operational clarity:** Fire lane marking and enforcement, site addressing, and property management practices that reduce nuisance alarms and common hazards.
- **Community preparedness integration:** Resident-facing preparedness materials and coordination with City programs that support risk reduction and improved emergency outcomes.

**FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT:  
Information for Library Services**

**QUESTIONNAIRE**

**1) Are the existing library spaces and number of books considered adequate for the existing population within the libraries' service area?**

Yes, the existing collections at both Costa Mesa OC Public Libraries (OCPL) branches are adequate for the current population.

Existing Staffing, Collections, and Community Services:

- Mesa Verde Library (MV):
  - Staff: 10
  - Collection: 42,571 items
- Donald Dungan Library (DD):
  - Staff: 13
  - Collection: 67,312 items

Examples of resources available at both branches:

- *Library of Things*: Blood pressure monitor kits, games/puzzles, Stargazing Kit, hotspots, tools, CD/cassette players, musical instruments (guitars, drum machines, keyboards, bongos), kitchen tools (blenders, food dehydrator), outdoor/beach games.
- *Community Programs*: Weekly storytimes, tech help for devices, art classes, bingo, crochet classes, monthly book clubs, author events.

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**2) If not, what are the estimated deficits of:**

**i. Building area square feet?**

A remodel of the Mesa Verde Library branch is recommended to address ADA compliance and modernization needs. The existing facility, built in 1965 and owned by the City, is approximately 6,450 sq. ft. Currently, there are no OCPL plans for expansion, as cities are responsible for constructing library buildings while OCPL operates and staffs them. In some cases, costs have been negotiated with developers to fund improvements.

## ii. Volumes or collection size?

The proposed project is approximately 2.3 miles from Mesa Verde Library. At an average of three people per residence, the projected impact could be significant, as most residents use a library within five miles of their home.

- Estimated impact:
  - 2,300 units → ~6,900 new patrons
  - 4,000 units → ~12,000 new patronsDonald Dungan Library (~3 miles away) is not expected to require additional capacity.

## iii. Other resources (computers, etc.)?

Similar impact as above—additional service capacity may be warranted.

- If the remodel retains the current footprint, no new staffing is anticipated, but OCPL would upgrade furniture, fixtures, and equipment (FFE).
- If expanded, anticipated needs include:
  - Incremental staffing increases
  - Additional technology resources (computers, Wi-Fi access points, assistive tech)
  - Updated furnishings for accessibility
  - Adjustments to Library of Things inventory

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## 3) What demand factors or standards are used to determine the amount of library space and number of volumes, or collection size, needed to serve a given population?

OCPL uses the following performance standards and metrics:

- Number of library cards issued
  - Door count (attendance)
  - Circulation (physical and digital)
  - Internet usage (public computer sessions and Wi-Fi)
- Community needs assessments, circulation data, and program participation also guide planning.
-

**4) Would implementation of the proposed project impact on service levels drop below the projected future level?**

Yes. The Fairview Developmental Center Specific Plan could add 2,300–4,000 housing units, significantly increasing population in Costa Mesa. Without facility upgrades, service levels may fall below projected standards for space and collections.

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**5) Are there any existing deficiencies, such as lack of staffing and/or facilities?**

Yes. OCPL reports facility maintenance and ADA compliance needs at Mesa Verde Library, the branch closest to the proposed project site.

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**6) Are there any plans for future library expansion or new libraries that would potentially serve the proposed project? If so, how would these facilities be funded?**

Currently, no new facilities are planned. However, consideration should be given to upgrading the existing 1965 city-owned facility (~6,450 sq. ft.). OCPL would partner with the City on future plans and, following best practices, OCPL could purchase new furniture, fixtures, shelving, and equipment. Building funding sources could include:

- City capital
  - Developer contributions
  - Federal E-rate funding for technology upgrades
- 

**7) Would the proposed project require the library to hire more staff?**

If the Mesa Verde remodel retains the current footprint, no additional staffing is anticipated. If expanded, staffing needs may include:

- Incremental staff increases
  - Additional technology support
  - Updated furnishings and accessible spaces
  - Adjustments to Library of Things inventory
-

**8) Would the library need to construct new facilities or expand existing facilities to accommodate the proposed project's demand for library services, based on the projected growth?**

Possibly. Based on projected population growth, expansion or upgrades to Mesa Verde Library may be necessary to maintain service quality for the Fairview Project area.

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**9) Does the library recommend standard criteria for assessing the significance of a proposed project's impacts in an EIR or other environmental impact documentation? If so, what are those criteria?**

Recommended criteria include:

- Number of library cards issued
  - Door count (attendance)
  - Circulation (physical and digital)
  - Internet usage (public computer sessions and Wi-Fi)
- OCPL also uses community needs assessments and program participation metrics.
- 

**10) Please provide recommendations that could reduce the demand for library services created by the proposed project.**

- Promote digital collections and remote services
  - Expand self-service and automated systems
- 

**11) Please provide any current documents on library services in the city including background reports, policy documents, and facility plans or reports that you think would help with preparing the environmental review analysis for impacts to library services as a result of the proposed project.**

Not applicable at this time.

Responses Prepared By:

Julie Oakley

Administrative Manager

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Name

Title

OC Public Libraries

2/10/2026

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Agency

Date

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT:

Information for Police Protection Services

- 1) Are the existing staff and equipment levels at the police station adequate to meet current demands for police protection services in Costa Mesa Police Department (CMPD) service area?

No. We are currently budgeted for 142 sworn police personnel and 102 full-time professional support staff, but are only staffed at 137 sworn and 89 professional staff. Additionally, there are a number of expected retirements over the next year. Based upon current census population numbers of 113,000 residents, CMPD has 1.26 officers and 0.72 professional staff per 1,000 residents. According to FBI reporting, total officers to national and California population, the ratio is 2.2 per 1000 residents (2020). CMPD executive leadership already desires to increase staffing to expand public safety and community services. This includes the expansion of the patrol force (as it has not expanded in 20 years) and staffing for a new real time information center.

Based upon a recent third-party citywide facilities assessment, the Police Department HQ is currently above capacity for staff, desired programs, parking and inhibits the efficient delivery of services.

The city is currently discussing future plans to demolish and build a new Westside Substation to move some personnel and services to the south end of city. This would help to ease stress on the Police HQ building. This project is not yet funded and or designed at this time and is likely five years away.

- 2) Would implementation of the proposed project impact on service levels drop below the projected future level?

Yes.

- 3) What are the average response times for police services?

We track performance measures for our dispatch center on how we respond to 911 calls, dispatch emergency calls and non-emergency calls. We also track response to emergency calls. See attached data.

Performance Measures					
	Actual 2022	Actual 2023	Actual 2024	Actual 2025	Estimated 2026
911 Calls Answered within 10 Seconds	99%	99%	99%	99%	99%
Emergency Calls Dispatched within 5 minutes	96%	96%	97%	97%	97%
Non-Emergency Calls Responded within 30 minutes	89%	87%	85%	88%	87%
Customer Service Goal					
	Goal	2023	2024	2025	
Response time – 5 minutes or less – Emergency Calls Dispatched	90%	96%	96%	94%	94%

- 4) Are there any existing deficiencies, such as lack of staffing and/or facilities and equipment?

Yes. Even though we are approaching full staffing, it will be almost a year before the new officers are fully trained and operating as a solo, competent officer. Additionally, our records, jail, and communications bureaus are significantly understaffed. As mentioned in 1), our main department is too small for current staffing and our only substation will be going through a remodel.

- 5) Are there any existing plans for expansion or relocation of stations that would serve the project? If so, please describe the expansion or relocation.

We are looking into redesigning portions of our current station to allow for additional staff and the development of a Real Time Crime Center which will house additional staff. As mentioned above, we are planning on remodeling our West Side Substation.

- 6) Would the proposed project require the CMPD to hire more staff?

Yes. If we assume 2.3 people per dwelling unit with an additional 4000 new dwelling units, this would increase the city population by 9,200 residents. By continuing with the current officer and professional staff to resident ratio, this would require an additional 12 officers and 7 professional staff. This does not take into account the increased daytime population for the 35,000 square feet of commercial space.

- 7) Would the CMPD need to construct new facilities or expand existing facilities to accommodate the proposed project's demand for police services, based on the projected growth?

I do not anticipate the need for new facilities.

- 8) Does the CMPD recommend standard criteria for assessing the significance of a proposed project's impacts in an EIR or other environmental impact documentation? If so, what are those criteria?

Unfortunately, we do not have standard criteria for proposed impact of EIR projects. The needs of each project can vary greatly depending on geography, traffic flow, zoning, etc.

- 9) Please provide the most recent Developer Impact Fees for police services for new development.

CMPD does not have development impact fees.

- 10) Are there any service agreements with other local or regional police agencies for additional support?

There are Memorandums of Understanding with other law enforcement agencies within Orange County for mutual aid in the event of a large-scale emergency situation.

- 11) Please provide recommendations that could reduce the demand for police services created by the proposed project.

CMPD has established an Automated License Plate Reader program to assist in deterring crime and investigating it after the fact. This program has been very impactful and assisted in many investigations. It is also a force multiplier and uses technology to monitor 24/7.

CMPD has deployed 46 cameras city wide and 10 additional cameras have been funded privately that we have access to. In an effort to prevent and investigate crime for this project, I recommend cameras that CMPD would be able have access (Flock Safety) to be funded and placed at all entrances to the property. Funding for these cameras is per camera/year. The development would be responsible for initial and future funding. Additionally, because of the proximity to the golf course and bike/walk paths, traditional surveillance cameras with a robust (30-60 day) retention period, greatly assist in deterring and solving crimes.

- 12) Please provide any current documents on police services in the city including background reports, number of incidents, policy documents, and facility plans or reports that you think would help with preparing the environmental review analysis for impacts to police services as a result of the proposed project.

I do not have an documents currently available.

Responses Prepared By:

Scott Stafford, Captain

Costa Mesa Police Department, 02-13-26



**Newport-Mesa**  
Unified School District

**BOARD OF EDUCATION**  
Krista Weigand • Leah Ersoylu • Michelle Murphy  
Andrea McElroy • Lisa Pearson  
Ashley Anderson • Carol Crane

February 9, 2026

Jennifer Kelley  
Placeworks  
700 S. Flower Street, Suite 600  
Los Angeles, CA 90017

Subject: Request for Service Provider Information for the Fairview Developmental Center Specific Plan

Dear Ms. Kelley:

Please see the responses to the questionnaire provided below.

1) Please provide Newport-Mesa Unified School District (NMUSD) current student generation rates and development impact fees. If possible, please provide the Developer Fee Justification Study for NMUSD.

As we discussed, the current student generation rates are pending board approval as part of the Enrollment and Demographic Project study dated November 2025.

Annual and Five-Year Report for Fiscal Year 2024/2025:

[https://resources.finalsite.net/images/v1765926509/nmusdus/nmusdus/gatp633njwiwpzm52fkd/NMUSD\\_Annual-and-Five-Year-Report\\_FY2024-2025.pdf](https://resources.finalsite.net/images/v1765926509/nmusdus/nmusdus/gatp633njwiwpzm52fkd/NMUSD_Annual-and-Five-Year-Report_FY2024-2025.pdf)

Fee Justification Study:

<https://resources.finalsite.net/images/v1746829663/nmusdus/cegp3mflpxqwoiu9wwad/2025FeeJustificationStudy.pdf>

2) Are there any existing plans to expand school facilities with NMUSD? If so, please describe these planned expansions.

No.

3) Are there any existing Safe Routes to School program in place? If yes, please indicate how or where we can obtain a copy.

The City of Costa Mesa's Safe Routes to School program is currently in the recommendation and prioritization phase. The link below provides the program's project information:

<https://costamesarsts.org/>

