
Appendix H:

Public Service Letters

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H.1 - Orange County Fire Authority

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RE: 15 Argonaut Residential Project – Fire Services

From Letterman, Todd <ToddLetterman@ocfa.org>

Date Thu 4/23/2026 9:04 AM

To Heather Carr <hcarr@fcs-intl.com>

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1. Please identify which station(s) will provide service to the proposed project's area.

OCFA Fire Station #57 (1.62 mi)

ALISO VIEJO

57 Journey

Aliso Viejo, CA 92656

OCFA Fire Station #22 (1.63 mi)

LAGUNA HILLS/LAGUNA WOODS

24001 Paseo de Valencia

Laguna Woods, CA 92637

OCFA Fire Station #39 (2.38 mi)

NORTH LAGUNA NIGUEL

24241 Avila Rd.

Laguna Niguel, CA 92677

2. Please describe existing staffing levels and assets (department-wide and at any other station(s) that would serve the Project area). Please include a description of number of firefighters, EMT personnel, engines, hook and ladder trucks, etc., and whether this has changed substantially in the last 20 years. What is the target service ratio that the department would like to achieve?

Fire service response from the three closest stations will consist of 4 engines, 1 truck, and 1 battalion chief for a total of 21 all risk personnel. There has been no substantial change in the last 20 years.

3. Please provide the current average response times for emergency calls for service as a whole and whether this has changed substantially in the last 20 years.

Our current OCFA response time is 8:16 @ the 90th percentile. We do not use averages to calculate response times.

4. Please provide information about the residential and non-residential development fee schedule. What are the current rates?

Through a OCFA Secured Fire Protection Agreement (SFPA), OCFA charges a development impact fee of \$600 per residential unit or an equivalent for commercial development square footage may be divided by 1,000 and then multiplied by 0.9 to reach equivalent dwelling units. These rates are currently being updated.



Paul Whittaker
Division Chief, Strategic Services
Orange County Fire Authority
Mobile: 949.217.4771

In Service of Others!

From: Heather Carr <hcarr@fcs-intl.com>
Sent: Wednesday, April 22, 2026 3:17 PM
To: kimgomi@ocfa.org; Evans, Eric <EricEvans@ocfa.org>; Letterman, Todd <ToddLetterman@ocfa.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: Re: 15 Argonaut Residential Project – Fire Services

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Hello Orange County Fire Department Staff,

I am following up on my earlier email requesting input on the applicable Service Questions related to the 15 Argonaut Residential Project we have provided in the letter mentioned below, which I have reattached to this email.

If there are any additional details or questions that you may have regarding the proposed project, please feel free to reach me at your earliest convenience.

Best,
Heather Carr
Environmental Services Analyst I

Phone 714-887-7867

From: Heather Carr
Sent: Tuesday, April 7, 2026 4:50 PM
To: kimgomi@ocfa.org <kimgomi@ocfa.org>; EricEvans@ocfa.org <EricEvans@ocfa.org>; toddletterman@ocfa.org <toddletterman@ocfa.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: 15 Argonaut Residential Project – Fire Services

Dear Orange County Fire Department Staff,

FirstCarbon Solutions (FCS) is preparing a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) to identify any potential environmental impacts that would result from implementation of the 15 Argonaut Residential Project in the City of Aliso Viejo, California that requires review under the California Environmental Quality Act (CEQA).

The attached pdf shows the full letter with project description as well as relevant exhibits maps showing the proposed rezoning areas. Inside you will find the Service Questions we have for Fire Services.

We greatly appreciate your expertise and assistance in this matter. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response via e-mail no later than **Friday, May 1, 2026**. If you have any questions, please contact me by email at hcarr@fcs-intl.com.

Thank you again.

Sincerely,

Heather Carr

Environmental Services Analyst I

Phone 714-887-7867

LinkedIn [linkedin.com/in/heather-carr-a46813115](https://www.linkedin.com/in/heather-carr-a46813115)

PDT/UTC-07:00



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H.2 - Orange County Sheriff's Department

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Re: [EXTERNAL] Re: 15 Argonaut Residential Project – Police/Sheriff Services

From Buhr, Ryan V <rbuhr@ocsheriff.gov>

Date Wed 4/29/2026 2:23 PM

To Heather Carr <hcarr@fcs-intl.com>; Public-safety@avcity.org <Public-safety@avcity.org>

Cc Regan Del Rosario <rdelrosario@fcs-intl.com>

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Please refer to the responses below:

Service Questions

1. What is the target service ratio that the Sheriff Department would like to achieve?
 - We utilize a workload-based staffing model. We do not have a population-to-staff ratio in place. Currently, based on our patrol allocation model, we are short 1 Deputy Sheriff in patrol.
2. Please provide the current average response times for emergency calls for service.
 - The Department's Goal is under 5 minutes for an emergency response. Last month our average was 5:23
3. Please list any existing or planned mutual aid agreements with other agencies.
 - We are the county's mutual aid agency and partner with 13 contract cities in our area.
4. Please describe concerns related to potential population growth associated with the Proposed Project. This includes concerns related to response times, staffing, apparatus, stations, etc. Please describe any measures that you would recommend to reduce potential concerns/challenges.
 - Similar answer to #1 - we are a workload-based model and staff accordingly.
5. Please describe the emergency response or emergency evacuation plans, including but not limited to, emergencies related to seismic and wildfire events, that are in place. Additionally, what emergency operation centers would serve future development within the Sheriff Department's service area in the event of an emergency?
 - The City of Aliso Viejo has their own internal emergency response plans. The Orange County Sheriff's Department has a fully staffed Emergency Operations Center:
 - <https://ocsheriff.gov/commands-divisions/investigations-special-operations-command/emergency-management/hazard-mitigation#docaccess-f5582eae56245e60fe3ef47b2fcd6ea8>
6. Do any adopted emergency response plans or emergency evacuation plans need revisions?
 - The OCSD response plan is constantly evaluated.



Ryan Buhr | Captain

Aliso Viejo Police Services | Chief of Police

12 Journey, Suite 100 | Aliso Viejo | CA | 92656

(O) 949-425-2561 | rbuhr@ocsheriff.gov

From: Heather Carr <hcarr@fcs-intl.com>
Sent: Wednesday, April 22, 2026 3:15 PM
To: Public-safety@avcity.org <Public-safety@avcity.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: [EXTERNAL] Re: 15 Argonaut Residential Project – Police/Sheriff Services

Hello Orange County Sheriff Department Staff,

I am following up on my earlier email requesting input on the applicable Service Questions related to the 15 Argonaut Residential Project we have provided in the letter mentioned below, which I have reattached to this email.

If there are any additional details or questions that you may have regarding the proposed project, please feel free to reach me at your earliest convenience.

Best,

Heather Carr

Environmental Services Analyst I

Phone 714-887-7867

From: Heather Carr <hcarr@fcs-intl.com>
Sent: Tuesday, April 7, 2026 4:59 PM
To: Public-safety@avcity.org <Public-safety@avcity.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: 15 Argonaut Residential Project – Police/Sheriff Services

Dear Orange County Sheriff Department Staff,

FirstCarbon Solutions (FCS) is preparing a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) to identify any potential environmental impacts that would result from implementation of the 15 Argonaut Residential Project in the City of Aliso Viejo, California that requires review under the California Environmental Quality Act (CEQA).

The attached pdf shows the full letter with project description as well as relevant exhibits maps showing the proposed rezoning areas. Inside you will find the Service Questions we have for Police/Sheriff Services.

We greatly appreciate your expertise and assistance in this matter. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response via e-mail no later than **Friday, May 1, 2026**. If you have any questions, please contact me by email at hcarr@fcs-intl.com.

Thank you again.

Sincerely,

Heather Carr

Environmental Services Analyst I

Phone 714-887-7867

LinkedIn [linkedin.com/in/heather-carr-a46813115](https://www.linkedin.com/in/heather-carr-a46813115)

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H.3 - Aliso Viejo Parks Services

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Re: 15 Argonaut Residential Project – Park Services

From So Kim <SKim@avcity.org>

Date Wed 4/22/2026 3:45 PM

To Heather Carr <hcarr@fcs-intl.com>

Cc Regan Del Rosario <rdelrosario@fcs-intl.com>; Lizzy Mendoza <LMendoza@AVCity.org>; Recreation Department <recreation@AVCity.org>; Shaun Pelletier <spelletier@AVCity.org>

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Hi Heather,

Please see responses to your service questions.

1. Please identify the current parks and recreational facility centers of the Aliso Viejo Recreation & Community Services. Please describe the existing conditions of these parks and recreational facility centers. [The City oversees the operations at the Aliso Viejo Ranch, Iglesia Community Center, the Aliso Viejo Aquatic Center, and the Aliso Viejo Center.](#) The City owns and manages Iglesia Park and Vista Park. All these facilities and parks are in great condition.
2. Please identify current park and recreational facility center usage for the City. [Aliso Viejo Ranch](#) hosts all rental and recreational programs for the City. This facility is managed by the Recreation & Community Services Department. The Iglesia Community Center and Park is a space managed by the Boys & Girls Club of Capistrano Valley as an after-school program for youth in the community. The [Aliso Viejo Aquatic Center](#) is managed by Premier Aquatics for swimming lessons. The [Aliso Viejo Center](#) is managed by Wedgewood Weddings as a banquet center.
3. Please provide an estimate of the current park acres per 1,000 residents and the target ratio that the Aliso Viejo Recreation & Community Services would like to achieve. [The City owns and manages Vista Park and Iglesia Park.](#) The total acreage of these two parks is 7.4 acres. The Master Homeowners Association is responsible for 21 parks and 600 acres of landscape. The City's [Conservation/Open Space Element](#) states that as of 2003, the City had a ratio of 5.37 acres of parkland per 1,000 residents. It further states that the standard is 5 acres per 1,000 residents and that new development shall provide fees or dedicate land per the City's code.
4. Please describe concerns related to potential population growth associated with the proposed project. Please describe any measures that you would recommend to reduce potential concerns/challenges. [The proposed project may have several concerns related to population rise, such as, potential increase to traffic/congestion, strain on infrastructure, change in character of the immediate and larger area, and other environmental impacts, etc.](#) Examples of mitigation measures may include some type of improvement or upgrades to traffic management, infrastructure, police/fire services etc.

So Kim | Director of Community Development



City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656
T: 949-425-2527
avcity.org

From: Heather Carr <hcarr@fcs-intl.com>
Sent: Wednesday, April 22, 2026 3:12 PM
To: Lizzy Mendoza <LMendoza@AVCity.org>; Recreation Department <recreation@AVCity.org>; So Kim <SKim@avcity.org>; Shaun Pelletier <spelletier@AVCity.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: Re: 15 Argonaut Residential Project – Park Services

Some people who received this message don't often get email from hcarr@fcs-intl.com. [Learn why this is important](#)

Hello Ms. Mendoza,

I am following up on my earlier email requesting input from the Aliso Viejo Recreation & Community Services on the applicable Service Questions related to the 15 Argonaut Residential Project we have provided in the letter mentioned below, which I have reattached to this email.

If there are any additional details or questions that you may have regarding the proposed project, please feel free to reach me at your earliest convenience.

Best,

Heather Carr

Environmental Services Analyst I

Phone 714-887-7867

From: Heather Carr
Sent: Tuesday, April 7, 2026 4:57 PM
To: LMendoza@AVCity.org <LMendoza@AVCity.org>; recreation@avcity.org <recreation@avcity.org>; SKim@avcity.org <SKim@avcity.org>; spelletier@AVCity.org <spelletier@AVCity.org>
Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>
Subject: 15 Argonaut Residential Project – Park Services

Dear Recreation and Community Services Manager Lizzy Mendoza,

FirstCarbon Solutions (FCS) is preparing a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) to identify any potential environmental impacts that would result from implementation of the 15 Argonaut Residential Project in the City of Aliso Viejo, California that requires review under the California Environmental Quality Act (CEQA).

The attached pdf shows the full letter with project description as well as relevant exhibits maps showing the proposed rezoning areas. Inside you will find the Service Questions we have for Park Services.

We greatly appreciate your expertise and assistance in this matter. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response via e-mail no later than **Friday, May 1, 2026**. If you have any questions, please contact me by email at hcarr@fcs-intl.com.

Thank you again.

Sincerely,

Heather Carr

Environmental Services Analyst I

Phone 714-887-7867

LinkedIn [linkedin.com/in/heather-carr-a46813115](https://www.linkedin.com/in/heather-carr-a46813115)

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H.4 - Capistrano Unified School District

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RE: 15 Argonaut Residential Project – School Services

From Hampton, Clark D. <CDHAMPTON@capousd.org>

Date Wed 4/15/2026 9:38 AM

To Heather Carr <hcarr@fcs-intl.com>; Mahindrakar, Manoj A. <MAMAHINDRAKAR@capousd.org>; Robles, Emma M. <EMROBLES@capousd.org>; Duarte, George <GDUARTE@capousd.org>

Cc Regan Del Rosario <rdelrosario@fcs-intl.com>

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Hi Heather

The numbers provided are the number of students the project is expected to generate. All schools that serve the development can accommodate those students. However, the developer still needs to pay Level 1 school developer fees when filing for a permit.

Clark

| Clark Hampton | Deputy Superintendent, Business and Support Services |

| Capistrano Unified School District | 33122 Valle Road, San Juan Capistrano, CA 92675 | (949) 234-9211

"A school isn't only a building. It's an expression of beliefs and attitudes about ourselves and the generations of young people for whom it is planned. In its silent language of space, scale and shape, the structure stands for what we are, what we think of ourselves and what we believe we can become."

From: Heather Carr <hcarr@fcs-intl.com>

Sent: Wednesday, April 15, 2026 9:34 AM

To: Hampton, Clark D. <CDHAMPTON@capousd.org>; Mahindrakar, Manoj A. <MAMAHINDRAKAR@capousd.org>; Robles, Emma M. <EMROBLES@capousd.org>; Duarte, George <GDUARTE@capousd.org>

Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>

Subject: Re: 15 Argonaut Residential Project – School Services

Hi Mr. Hampton,

Thank you for your prompt response!

Can you please provide clarification for your answer to number 2? Specifically, do the numbers mentioned reflect an anticipated increase in enrollment within the district due to the proposed 15 Argonaut project, **or** do these numbers represent the students needed to achieve the district's planned enrollment targets?

Please let us know and please provide/confirm both the anticipated increase due to the proposed project *and* the planned enrollment targets if you have those numbers available. This information is incredibly helpful for our evaluation and your insight is appreciated.

Thank you,

Heather Carr

Environmental Services Analyst I

Phone 714-887-7867

From: Hampton, Clark D. <CDHAMPTON@capousd.org>

Sent: Tuesday, April 14, 2026 7:15 PM

To: Heather Carr <hcarr@fcs-intl.com>; Mahindrakar, Manoj A. <MAMAHINDRAKAR@capousd.org>; Robles, Emma M. <EMROBLES@capousd.org>; Duarte, George <GDUARTE@capousd.org>

Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>

Subject: RE: 15 Argonaut Residential Project – School Services

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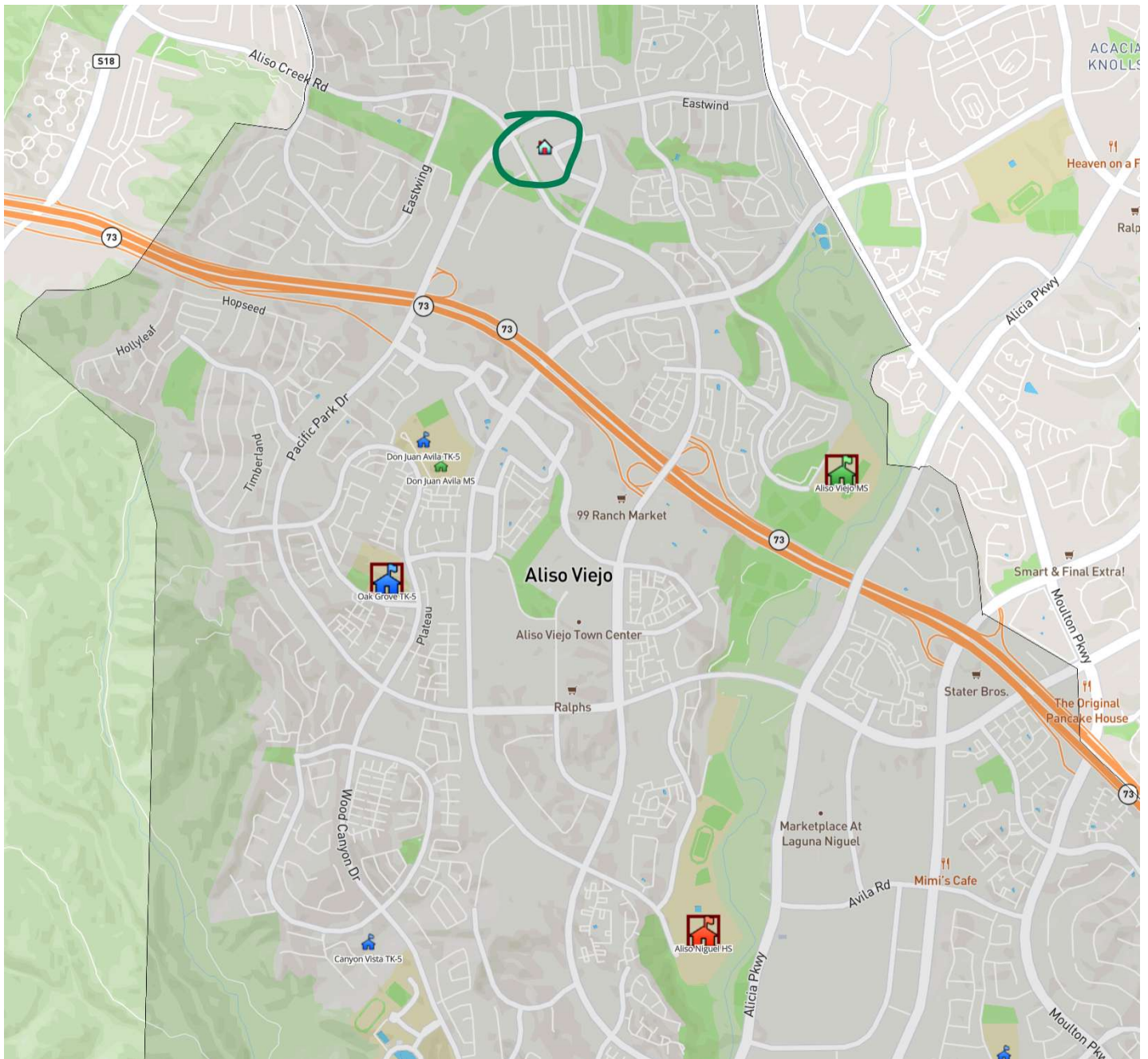
Good morning Heather

See answers to your questions below:

Service Questions

1. Please identify the Capistrano Unified School District's (CUSD) area of enrollment.
The three schools (shown on attached map) serving the development (circled on attached map) are:
Oak Grove Elementary School
Aliso Viejo Middle School
Aliso Niguel High School
2. Please provide an estimate of the current standard student generation factors for elementary, middle, and high school students used by the CUSD and the target student enrollment that CUSD would like to achieve.
TK-5 13 students
6-8 5 students
9-12 5 students
3. Please describe concerns related to potential population growth associated with the Housing Development Project. Please describe any measures that you would recommend to reduce potential concerns/challenges.

The District does not have any concerns with the numbers of students generated by this development. Developer would be expected to pay Level 1 developer fees for this project.



| Clark Hampton | Deputy Superintendent, Business and Support Services |

| Capistrano Unified School District | 33122 Valle Road, San Juan Capistrano, CA 92675 | (949) 234-9211

"A school isn't only a building. It's an expression of beliefs and attitudes about ourselves and the generations of young people for whom it is planned. In its silent language of space, scale and shape, the structure stands for what we are, what we think of ourselves and what we believe we can become."

From: Heather Carr <hcarr@fcs-intl.com>

Sent: Tuesday, April 7, 2026 5:44 PM

To: Hampton, Clark D. <CDHAMPTON@capousd.org>; Mahindrakar, Manoj A. <MAMAHINDRAKAR@capousd.org>; Robles, Emma M. <EMROBLES@capousd.org>; Duarte, George <GDUARTE@capousd.org>

Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>

Subject: 15 Argonaut Residential Project – School Services

Dear Deputy Superintendent Clark Hampton and District Principals:

FirstCarbon Solutions (FCS) is preparing a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) to identify any potential environmental impacts that would result from implementation of the 15 Argonaut Residential Project in the City of Aliso Viejo, California that requires review under the California Environmental Quality Act (CEQA).

The attached pdf shows the full letter with project description as well as relevant exhibits maps showing the proposed rezoning areas. Inside you will find the Service Questions we have for School Services. Although the letter is directed to Superintendent Hampton, we have included the principals of schools that would be servicing the project in this email in order to request any additional information that they may be able to provide on student generation factors, enrollment, and anything else they would be able to share regarding potential impacts on school services.

We greatly appreciate your expertise and assistance in this matter. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response via e-mail no later than **Friday, May 1, 2026**. If you have any questions, please contact me by email at hcarr@fcs-intl.com.

Thank you again.

Sincerely,

Heather Carr

Environmental Services Analyst I

Phone 714-887-7867

LinkedIn [linkedin.com/in/heather-carr-a46813115](https://www.linkedin.com/in/heather-carr-a46813115)

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H.5 - Orange County Public Libraries

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DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

JOANNE VEEDOR
DIRECTOR
ADMINISTRATIVE SERVICES

MONICA SCHMIDT
DIRECTOR
OC ANIMAL CARE

JULIA BIDWELL
DIRECTOR
OC HOUSING & COMMUNITY
DEVELOPMENT

RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

PAM PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

Community Resources

April 16, 2026

Heather Carr
Environmental Services Analyst I
FCS – An ADEC Innovation

15 Argonaut Residential Project

Library Services Questions:

1. Please identify the Aliso Viejo Library's current library membership for the City.

Aliso Viejo specifically does not have a "membership." OC Public Libraries (OCPL) operates as a countywide system of 29 branches, and every patron has full access to all OCPL locations regardless of where they register. Therefore, the Aliso Viejo Library does not maintain a branch-specific membership count. For reporting purposes, and consistent with OCPL's systemwide service model, the Aliso Viejo Library's usage is measured by annual visitation. In calendar year 2023, the branch recorded **140,931 visitors**, with an average daily attendance of approximately **470 people**. These figures represent the most current pre-closure statistics available, as the branch closed in early 2024 for a tenant enhancement project and reopened in March 2026.

2. Please provide an estimate of the current Aliso Viejo Library services demand and the target ratio that the Aliso Viejo Library would like to achieve.

Usage in 2023 represented a high-traffic community branch, recording 140,931 visitors with an average of 470 daily attendees. These figures reflect a consistent baseline demand for library services at this location prior to closure. Upon reopening, demand is expected to increase due to anticipated improvements, including quiet study rooms, expanded electrical access, additional seating, and a new program room designed to support expanded programming for all ages. These enhancements historically correlate with notable increases in visitor usage in similar OCPL remodel projects.

3. Please describe concerns related to potential population growth associated with the project. Please describe any measures that you would recommend to reduce potential concerns/challenges.

The proposed project includes 58 three-story townhomes, and using OCPL's standard assumption of three residents per unit, the development is anticipated to introduce approximately 174 new residents into the surrounding area. The site is located approximately 2.3 miles from the Aliso Viejo Library, an increase of this scale is not expected to create a significant impact on library services.



1501 E. ST. ANDREW PLACE
SANTA ANA, CA 92705-4930
PHONE: 714.566.3000

OCPL would recommend continued coordination with the City if future development proposals in the vicinity indicate additional population increases beyond current projections.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julie Quillman", with a stylized, flowing script.

Julie Quillman, County Librarian

RE: 15 Argonaut Residential Project – Library Services

From Oakley, Julie <Julie.Oakley@occr.ocgov.com>

Date Thu 4/16/2026 4:35 PM

To Heather Carr <hcarr@fcs-intl.com>

Cc Regan Del Rosario <rdelrosario@fcs-intl.com>

 1 attachment (422 KB)

15 Argonaut Project OCPL Response 4-2026.pdf;

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Hello Heather

Please see the attached OC Public Libraries Response to the 15 Argonaut Project.

Thank you



Julie A. Oakley

Library Administration

1501 E. St. Andrew Place, Santa Ana, CA 92705

Office: 714-566-3024 | **Cell:** 714-788-7312

From: Heather Carr <hcarr@fcs-intl.com>

Sent: Tuesday, April 7, 2026 4:54 PM

To: Oakley, Julie <Julie.Oakley@occr.ocgov.com>

Cc: Regan Del Rosario <rdelrosario@fcs-intl.com>

Subject: 15 Argonaut Residential Project – Library Services

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Dear Aliso Viejo Library Staff,

FirstCarbon Solutions (FCS) is preparing a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) to identify any potential environmental impacts that would result from implementation of the 15 Argonaut Residential Project in the City of Aliso Viejo, California that requires review under the California Environmental Quality Act (CEQA).

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We greatly appreciate your expertise and assistance in this matter. Your responses will help us ensure that our analysis is accurate and complete. To ensure a timely completion of our analysis, please provide your response via e-mail no later than **Friday, May 1, 2026**. If you have any questions, please contact me by email at hcarr@fcs-intl.com.

Thank you again.

Sincerely

Heather Carr

Environmental Services Analyst I

Phone 714-887-7867

LinkedIn [linkedin.com/in/heather-carr-a46813115](https://www.linkedin.com/in/heather-carr-a46813115)

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