
Appendix H:

Public Service Provider Responses

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ORANGE COUNTY FIRE AUTHORITY

P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602-0125

TJ McGovern, Fire Chief

(714) 573-6000

www.ocfa.org

March 31, 2026 (SR 26001148)

rrivera@avcity.org

Rose Rivera City of Aliso Viejo

Subject: EIR for Freedom Lane project

Dear Rose,

Thank you for the opportunity to review the subject document. The Orange County Fire Authority (OCFA) provides fire protection and emergency medical services response to 23 cities in Orange County and all unincorporated areas. The OCFA operates 78 fire stations throughout Orange County.

Per Title 14 CCR § 15164 Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

We believe that the project will have less than a significant impact.

Please contact me at 714-573-6102 if you have any questions.

Sincerely,

Todd Letterman

Assistant Fire Marshal

Planning and Development

toddletterman@ocfa.org

www.ocfa.org

March 17th, 2026

Page 2

RE: Questions about 400–700 Freedom Lane Project - Parks Services

From So Kim <SKim@avcity.org>

Date Fri 4/4/2025 2:50 PM

To Henry Welch <hwelch@fcs-intl.com>

Cc Lizzy Mendoza <LMendoza@AVCity.org>; Stephanie Shepard <sshepard@fcs-intl.com>; Tsui Li <tli@fcs-intl.com>

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Hi Henry,

The responses would be the same as the last project.

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: Henry Welch <hwelch@fcs-intl.com>

Sent: Friday, April 4, 2025 1:55 PM

To: So Kim <SKim@avcity.org>

Cc: Lizzy Mendoza <LMendoza@AVCity.org>; Stephanie Shepard <sshepard@fcs-intl.com>; Tsui Li <tli@fcs-intl.com>

Subject: Questions about 400–700 Freedom Lane Project - Parks Services

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Director Kim,

I'm reaching out in regard to the Coverage of Park Services for Aliso Viejo in regard to CEQA documentation. You were able to assist us before with another project and I hope you'll be able to do so again.

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 a residential infill development at 400–700 Freedom Lane 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 you regarding the impact this project may have on Aliso Viejo's 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 the April 18th, 2025. If you have any questions, please contact me by email at hwelch@fcs-intl.com

Thank you again for your assistance,
Sincerely

Henry Welch

ES Analyst

hwelch@fcs-intl.com

Available Working Hours

Monday: 9:00am - 4:30pm

Tuesday -Thursday: 10:30am - 5pm



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FW: 95 Argonaut Residential Project – Park Services

From So Kim <SKim@avcity.org>

Date Tue 12/17/2024 5:08 PM

To Henry Welch <hwelch@fcs-intl.com>

Cc Lizzy Mendoza <LMendoza@AVCity.org>; Shaun Pelletier <spelletier@AVCity.org>

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Hi Henry,

Provided below are responses from the City.

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: Henry Welch <hwelch@fcs-intl.com>

Sent: Monday, December 16, 2024 10:00 AM

To: Lizzy Mendoza <LMendoza@AVCity.org>; Recreation Department <recreation@AVCity.org>

Cc: Alex Ortiz <aortiz@fcs-intl.com>

Subject: RE: 95 Argonaut Residential Project – Park Services

CAUTION: This email originated from outside of our City of Aliso Viejo network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Recreation & 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 95 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 the End of December 2024. I understand the Holidays make for unusual schedules. If you have any questions, please contact me by email at hwelch@fcs-intl.com

Thank you again and I wish you the best during these Holidays.
Sincerely

Henry Welch

ES Analyst

hwelch@fcs-intl.com

Available Working Hours

Monday: 9:00am - 4:30pm

Tuesday -Thursday: 10:30am - 5pm



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RE: Questions about 400–700 Freedom Lane Project - School Services

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

Date Fri 4/4/2025 2:31 PM

To Henry Welch <hwelch@fcs-intl.com>

Cc Stephanie Shepard <sshepard@fcs-intl.com>; Tsui Li <tli@fcs-intl.com>

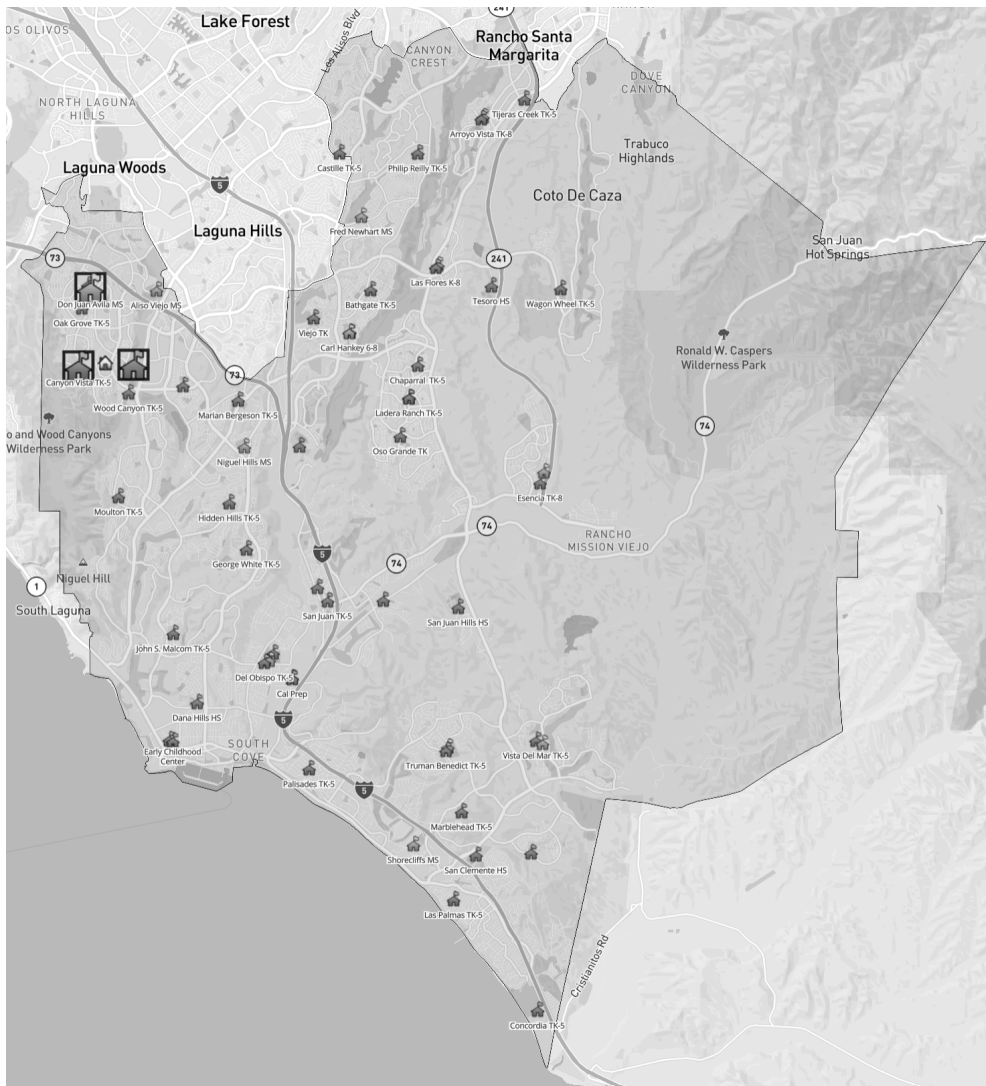
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Mr. Welch:

Please see answers to your questions below.

Clark

Service Questions

1. Please identify the Capistrano Unified School District's (CUSD) area of enrollment. CUSD area of enrollment is shown below. The District includes all or part of the cities of San Clemente, Dana Point, San Juan Capistrano, Laguna Niguel, Aliso Viejo, Mission Viejo and Rancho Santa Margarita, and the communities of Las Flores, Coto de Caza, Dove Canyon, Ladera Ranch, Sendero/Esencia/Rienda/Rancho Mission Viejo, and Wagon Wheel.



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.

Based on the project description “134-unit, town home community on a 7.06-acre vacant parcel located at 400-700 Freedom Lane.” This development would generate a number of students that would be accommodated in Canyon Vista Elementary School, Don Juan Avila Middle School and Aliso Niguel High School. It is unknown the exact types of units being proposed so below is an estimate of students expected to be generated by this development.

TK-5	28
6-8	9
9-12	<u>12</u>
Total	50

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 related to this development. The developer would be required to pay Level 1 Developer Fees.

Please let me know if you have any further questions.

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: Henry Welch <hwelch@fcs-intl.com>

Sent: Friday, April 4, 2025 1:53 PM

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

Cc: Stephanie Shepard <sshepard@fcs-intl.com>; Tsui Li <tli@fcs-intl.com>

Subject: Questions about 400–700 Freedom Lane Project - School Services

Hello Deputy Super Intendent Hampton,

I'm reaching out in regard to the Coverage of School Services for Aliso Viejo in regard to CEQA documentation. You were able to assist us before with another project and I hope you'll be able to do so again.

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 a residential infill development at 400–700 Freedom Lane 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 the April 18th, 2025. If you have any questions, please contact me by email at hwelch@fcs-intl.com

Thank you again for your assistance,
Sincerely

Henry Welch

ES Analyst

hwelch@fcs-intl.com

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