



# ORANGE COUNTY FIRE AUTHORITY

## BOARD OF DIRECTORS

### Regular Meeting Agenda

Thursday, June 27, 2024  
6:00 P.M.

Orange County Fire Authority  
Regional Fire Operations and Training Center  
Board Room  
1 Fire Authority Road  
Irvine, CA 92602

Link to:

[Board of Directors Member Roster](#)

#### **NOTICE REGARDING PUBLIC ACCESS AND PARTICIPATION**

This meeting is open to the public. Board members will participate in person. There are several alternative ways to make comments including:

**In Person Comments at Meeting:** Resolution No. 97-024 established rules of decorum for public meetings held by the Orange County Fire Authority. Resolution No. 97-024 is available from the Clerk of the Authority.

Any member of the public may address the Board on items within their subject matter jurisdiction, but which are not listed on this agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. We request comments made on the agenda be made at the time the item is considered and that comments be limited to three minutes per person. Please address your comments to the Board and do not engage in dialogue with individual Board Members, Authority staff, or members of the audience.

If you wish to speak, please complete a Speaker Form identifying which item(s) you wish to address. Please return the completed form to the Clerk of the Authority prior to item being considered. Speaker Forms are available at the entryway of meeting location.

**E-Comments:** Alternatively, you may email your written comments to [coa@ocfa.org](mailto:coa@ocfa.org). E-comments will be provided to the Board members upon receipt and will be part of the meeting record as long as they are received during or before the Board acts on an item. Emails related to an item that are received after the item has been acted upon by the Board will not be considered.

This Agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action or discussion shall be taken on any item not appearing on the following Agenda. Unless legally privileged, all supporting documents, including staff reports, and any writings or documents provided to a majority of the board members after the posting of this agenda are available for review at the Orange County Fire Authority Regional Fire Operations & Training Center, 1 Fire Authority Road, Irvine, CA 92602 or you may contact the Clerk of the Authority at (714) 573-6040 Monday through Thursday, and every other Friday from 8 a.m. to 5 p.m. and available online at <http://www.ocfa.org>



In compliance with the Americans with Disabilities Act and [Board of Directors policy](#), if you need reasonable accommodations to participate in this meeting, please complete the [ADA Reasonable Accommodation Form](#) available on the Agency's website and email to [COA@ocfa.org](mailto:COA@ocfa.org), or you may contact the Clerk of the Authority at (714) 573-6040 during regular business hours to submit your request orally. Please notify us at least 48 hours prior to the meeting to enable the Authority to make reasonable arrangements to assure accessibility to the meeting.

**CALL TO ORDER** by Chair O'Neill

**INVOCATION** by OCFA Chaplain Gerardo Arenado

**PLEDGE OF ALLEGIANCE** by Director Nguyen

**ROLL CALL** by Clerk of the Authority

**REPORTS**

**A. Report from Budget and Finance Committee**

**B. Report from the Fire Chief**

- Wildland Operations

**PUBLIC COMMENTS**

**Please refer to instructions on how to submit a public comment on Page 1 of this Agenda.**

**1. PRESENTATION**

None

**2. CONSENT CALENDAR**

*All matters on the consent calendar are considered routine and are to be approved with one motion unless a director or a member of the public requests separate action on a specific item.*

**A. Minutes for the Board of Directors Meeting**

Submitted by: Maria D. Huizar, Clerk of the Authority

The record will show that any Director not in attendance at the meeting of the Minutes will be registered as an abstention, unless otherwise indicated.

Recommended Action:

Approve the Minutes for the May 23, 2024, Regular Meeting as submitted.

**B. Acceptance of 2024 California Governor's Office of Emergency Services Swift Water/Flood Search & Rescue Training Preparedness Grant Funding**

Submitted by: Tim Perkins, Assistant Chief/Field Operations South and Sean Lowry, Battalion Chief/US&R Program Manager

On June 12, 2024, the Budget and Finance Committee reviewed the proposed agenda item and directed staff to place the item on the Board of Directors agenda by a vote of 6-0 (Directors Hasselbrink, Rossini and Nguyen absent).

Recommended Actions:

1. Approve and adopt the acceptance of the Cal OES Swiftwater Flood/Search & Rescue Training Grant.
2. Approve a budget adjustment to the FY 2024/25 General Fund (121) budget increasing revenues and expenditures by \$89,610.00.

**C. Cal OES Fire Integrated Real-time Intelligence System (FIRIS) Program and Mission Commander Contract Management Extensions of FY 2024/25**

Submitted by: Brian Fennessy, Fire Chief, and Tim Perkins, Assistant Chief Field Operations South

On June 12, 2024, the Budget and Finance Committee reviewed the proposed agenda item and directed staff to place the item on the Board of Directors agenda by a vote of 7-0 (Directors Hasselbrink and Rossini absent).

Recommended Actions:

1. Approve and authorize the Fire Chief to enter into a reimbursement agreement with the State of California Governor's Office of Emergency Services (Cal OES) in the amount of \$2,500,000 for the provision of Airborne Mission Commanders and Mission Commander administrative support services.
2. Approve and authorize a budget adjustment to increase revenue and appropriations in the FY 2024/25 General Fund (121) budget by \$2,500,000 for Mission Commander (MC) contracts and MC administrative support services for the Cal OES FIRIS Program Extension through December 31, 2024.
3. Approve and authorize the Purchasing Manager to enter into new Professional Services Agreements by the individual amounts needed in support of the Cal OES FIRIS Program Mission Commanders not to exceed \$250,000 for a six-month period through December 31, 2024, including a one optional six-month renewal term (pending an additional extension request and funding by Cal OES) and so long as the aggregate value of the agreements does not exceed the program budget.

**D. FY 2023/24 Year End Budget Adjustment**

Submitted by: Robert C. Cortez, Assistant Chief/Business Services Department, James Slobojan, Assistant Treasurer/Treasury & Financial Planning and Stuart Lam, Budget Manager/Treasury & Financial Planning

On June 12, 2024, the Budget and Finance Committee reviewed the proposed agenda item and directed staff to place the item on the Board of Directors agenda by a vote of 6-0 (Directors Hasselbrink, Rossini and Nguyen absent).

Recommended Action:

Approve and authorize FY 2023/24 budget adjustments as detailed in this report.

**E. Updated Cost Reimbursement Rates**

Submitted by: Robert C. Cortez, Assistant Chief/Business Services Department and Alicea Caccavo, Finance Division Manager/Business Services Department

On June 12, 2024, the Budget and Finance Committee reviewed the proposed agenda item and directed staff to place the item on the Board of Directors agenda by a vote of 6-0 (Directors Hasselbrink, Rossini and Nguyen absent).

Recommended Action:

Approve and adopt the proposed Cost Reimbursement Rate schedules to be effective July 1, 2024.

**F. Chaplain Stipend Budget Adjustment**

Submitted by: Shane Sherwood, Assistant Chief/Field Operations North and Scott Wiedensohler, Division Chief

Recommended Action:

Approve the revised monthly stipend, increasing the chaplain's stipend from \$100 to \$250 per month, effective July 1, 2024.

**3. DISCUSSION CALENDAR****A. Wildfire Resource Center Site Selection**

Submitted by: Jim Ruane, Assistant Chief/Logistics Department; Lori Zeller, Deputy Chief/Administration & Support Bureau and Tim Perkins, Assistant Chief/South Operations

Recommended Actions:

1. Provide direction to staff regarding site selection for the Wildfire Resource Center.
2. If the Board's determination of the site is concluded, direct staff to proceed with implementation of the project, subject to future Board approval of:
  - a. A formal agreement to lease or acquire the selected site, for which staff will return to future closed session meetings for direction related to confidential real estate property negotiations, as needed,
  - b. The facility final design; and,
  - c. Authorization to issue a Public Work design/build Request for Bids.

**B. Approval of Side Letter Agreement to Memorandum of Understanding Chief Officers Association**

Submitted by: Stephanie Holloman, Assistant Chief/Human Resources Department and Lori Zeller, Deputy Chief/Administration & Support Bureau



Recommended Action:

Approve and authorize staff to execute the proposed Side Letter Agreement to the 2023-2027 MOU between the Orange County Fire Authority and the Orange County Fire Authority Chief Officers Association.

**4. PUBLIC HEARING****A. Updated Community Risk Reduction Fees and Miscellaneous Fee Schedules**

Submitted by: Lori Smith, Assistant Chief/Fire Marshal/Community Risk Reduction Department, Robert C. Cortez, Assistant Chief/Business Services Department and Alicea Caccavo, Finance Division Manager/Business Services Department

On June 12, 2024, the Budget and Finance Committee reviewed the proposed agenda item and directed staff to place the item on the Board of Directors agenda by a vote of 6-0 (Directors Hasselbrink, Rossini and Nguyen absent).

Recommended Actions:

1. Conduct a Public Hearing.
2. Find that, in accordance with California Government Code Section 66014, the proposed fees do not exceed the cost of providing services and are only for the purpose of meeting operational expenses and are, therefore, exempt from compliance with the California Environmental Quality Act pursuant to Public Resources Code Section 21080.
3. Approve and adopt Resolution entitled A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ORANGE COUNTY FIRE AUTHORITY AMENDING RESOLUTION 2023-04 REGARDING COMMUNITY RISK REDUCTION AND MISCELLANEOUS FEE SCHEDULES.

**BOARD MEMBER COMMENTS****RECESS TO CLOSED SESSION**

*The Brown Act permits legislative bodies to discuss certain matters without members of the public present. The Board of Directors find, based on advice from the General Counsel, that discussion in open session of the following matter will prejudice the position of the Authority on item listed below:*

**CS1. CONFERENCE WITH LEGAL COUNSEL - SIGNIFICANT EXPOSURE TO LITIGATION** pursuant to paragraph (2) and (3) of subdivision (d) of Section 54956.9 of the Government Code: One (1) Case

**CS2. CONFERENCE WITH LEGAL COUNSEL - PUBLIC EMPLOYEE PERFORMANCE EVALUATION** pursuant to Government Code Section 54954.5  
Position: Fire Chief

**CS3. CONFERENCE WITH LABOR NEGOTIATOR** pursuant to Government Code Section 54957.6

Chief Negotiators: Board Chair O'Neill, Board Vice Chair Bourne and Immediate Past Board Chair Rossini

Position: Fire Chief

**CS4. CONFERENCE WITH LABOR NEGOTIATORS** pursuant to Government Code Section 54957.6

Negotiators: Stephanie Holloman, Assistant Chief/Human Resources Director and Lori Zeller, Deputy Chief/Administration & Support Bureau

Employee Organizations: Chief Officers Association (COA)

**CS5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to Government Code Section 54956.8:

Address of Property: APN # 125-165-06 (two portions)

Negotiator: City of San Clemente City Manager Andy Hall

Negotiating with: Jim Ruane, Assistant Chief/Logistics Department and Lori Zeller, Deputy Chief/Administration & Support Bureau

Terms: Price and Terms

**CS6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR** pursuant to Government Code Section 54956.8:

Address of Property: APN # 678-163-01

Negotiator: Rancho Mission Viejo, PA 3 Development LLC. President Jeremy Laster

Negotiating with: Jim Ruane, Assistant Chief/Logistics Department and Lori Zeller, Deputy Chief/Administration & Support Bureau

Terms: Price and Terms

**CS7. CONFERENCE WITH LEGAL COUNSEL - PENDING LITIGATION** pursuant to Government Code Section 54956.9(d): Claimant Steve Chafe, Workers Compensation Claim No. 0518-WC-19-0000208**RECONVENE TO OPEN SESSION****CLOSED SESSION REPORT**

**ADJOURNMENT** – The next meeting of the Orange County Fire Authority Board of Directors will be on Thursday, July 25, 2024, at 6:00 p.m.

### **AFFIDAVIT OF POSTING**

I hereby certify under penalty of perjury and as required by the State of California, Government Code § 54954.2(a), that the foregoing Agenda was posted in the lobby and front gate public display case of the Orange County Fire Authority, Regional Fire Operations and Training Center, 1 Fire Authority Road, Irvine, CA, not less than 72 hours prior to the meeting.

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Maria D. Huizar, CMC  
Clerk of the Authority

#### **FUTURE BOARD AGENDA ITEMS – THREE-MONTH OUTLOOK:**

- Biennial Conflict of Interest Code Update
- Proclamation for Fire Prevention Week in October
- Annual Goals and Objectives
- Carryover of FY 2023/24 Uncompleted Projects
- Citygate Analysis of Ambulance Services

#### **UPCOMING MEETINGS:**

Budget and Finance Committee  
Legislative and Public Affairs Committee  
Executive Committee  
Board of Directors

Wednesday, July 10, 2024, 12 noon  
Wednesday, July 17, 2024, 12 noon  
Thursday, July 25, 2024, 5:30 p.m.  
Thursday, July 25, 2024, 6:00 p.m.

# **MINUTES ORANGE COUNTY FIRE AUTHORITY**

**Board of Directors Regular Meeting  
Thursday, May 23, 2024  
6:00 P.M.**

**Regional Fire Operations and Training Center  
Board Room  
1 Fire Authority Road  
Irvine, CA 92602**

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## **CALL TO ORDER**

A regular meeting of the Orange County Fire Authority Board of Directors was called to order on May 23, 2024, at 6:00 p.m. by Chair O'Neill.

## **INVOCATION**

The Invocation was led by Chaplain Ken Kirkac.

## **PLEDGE OF ALLEGIANCE**

Director Gamble led the assembly in the Pledge of Allegiance.

## **ROLL CALL**

John O'Neill, Garden Grove, Chair  
Phil Bacerra, Santa Ana  
Chris Duncan, San Clemente  
Carol Gamble, Rancho Santa Margarita  
Tammy Kim, Irvine  
Joe Kalmick, Seal Beach  
Austin Lumbar, Tustin  
Bob Ruesch, Mission Viejo  
Joshua Sweeney, Laguna Hills  
Mark Tettemer, Lake Forest

Troy Bourne, San Juan Capistrano, Vice Chair  
Ross Chun, Aliso Viejo  
Katrina Foley, County of Orange  
Noel Hatch, Laguna Woods  
Beth Haney, Yorba Linda  
Kelly Jennings, Laguna Niguel  
Chi Charlie Nguyen, Westminster  
Dave Shawver, Stanton  
Connor Traut, Buena Park  
Donald P. Wagner, County of Orange

## **Absent:**

Mike Frost, Dana Point  
Anne Mallari, Cypress  
Nitesh Patel, La Palma

Shelley Hasselbrink, Los Alamitos  
Vince Rossini, Villa Park

## **Also present were:**

Fire Chief Brian Fennessy  
Deputy Chief TJ McGovern  
Assistant Chief Lori Smith  
Assistant Chief Tim Perkins  
Assistant Chief Stephanie Holloman  
Clerk of the Authority Maria D. Huizar

Deputy Chief Lori Zeller  
Assistant Chief Robert Cortez  
Assistant Chief Jim Ruane  
Communications Director Matt Olson  
General Counsel David Kendig

## REPORTS

### **A. Report from the Budget and Finance Committee Chair**

Budget and Finance Committee Chair Bourne reported at its May 8, 2024, meeting, the Committee reviewed and by unanimous vote forwarded the Organizational Service Level Assessment Update to the Board of Directors to receive and file the update, and the Review of the Fiscal Year 2024/25 Proposed Budget for the Board to approve and take the actions as recommended.

### **B. Report from the Fire Chief**

Fire Chief Fennessy provided a short video of the Air Operations history from its inception to present day air operations. He thanked the Board for its support on the Air Operations program. He introduced Assistant Chief Perkins who provided an update on the Firehawks and their enhancements, ability, and performance capabilities.

## PUBLIC COMMENTS

None.

### **1. PRESENTATION**

None.

### **2. CONSENT CALENDAR**

On motion of Director Tettemer and second by Director Bacerra, approved 20-0 Agenda Item Nos. 2A-2B (Directors Mallari, Rossini, Hasselbrink, Patel, and Frost absent).

#### **A. Minutes for the Board of Directors (FILE 11.06)**

The record will show that any Director not in attendance at the meeting of the Minutes will be registered as an abstention, unless otherwise indicated.

Action: Approve the Minutes for the April 25, 2024, Regular Meeting as submitted.

#### **B. Organizational Service Level Assessment (SLA) Update (FILE 17.16)**

Action: Receive and file the Organizational Service Level Assessment (SLA) update.

#### **C. Approve Increase to Public Works Contract for Aircraft Landing Facilities Improvements (FILE 19.07C41)**

This item was pulled by staff for separate consideration.

Assistant Chief Ruane introduced Property Manager Julie Samaniego, who provided an update report. Assistant Chief Perkins addressed the operational concerns.

On motion of Director Kim and second by Director O'Neill, and following a roll call vote 14-5 (Directors Wagner, Shawver, Haney, Sweeney, and Gamble opposed, and Directors Mallari, Rossini, Hasselbrink, Patel and Frost absent) to approve and authorize the Purchasing Manager to increase the existing public works contract with J&L Constructors by \$400,552.58 for a new contract total not to exceed \$1,190,552.58.

### **3. DISCUSSION CALENDAR**

None.

### **4. PUBLIC HEARING**

#### **A. Review of the Fiscal Year 2024/25 Proposed Budget (FILE 15.4)**

On May 8, 2024, the Budget and Finance Committee reviewed the proposed agenda item and directed staff to place the item on the Board of Directors agenda by a vote of 5-0 (Directors Hasselbrink, Rossini, Nguyen, and Bourne absent).

Chair O'Neill opened the Public Hearing.

Assistant Chief Cortez introduced the 2024/25 Proposed Budget with a PowerPoint presentation.

Chris Hamm, President Local 3631, asked for considerations in the budget to include approval to transition 4 surplus arson pickup trucks to Investigations available for the off-duty shifts, consider staffing a rescue Firehawk with four people to enable it to respond to remote rescues; treat patients, package and transport without waiting for additional assistance, and one additional company officer or a lead crew chief to manage the Firehawk program.

Chair O'Neill closed the Public portion of the Hearing.

Director Foley requested further information regarding the request made by the public speaker.

Director Wagner asked Mr. Hamm to prioritize his requested items as they were being considered for the proposed budget.

Chair O'Neill reopened the Public Hearing.

Chris Hamm, President of Local 3631 readdressed his request for consideration in the

overall proposed budget.

Chair O'Neill closed the Public Hearing.

On motion of Director Foley and second by Director Wagner, following a roll call vote, approved 17-2 (Directors Tettemer and Bourne opposed, and Directors Mallari, Rossini, Hasselbrink, Patel, Bacerra and Frost absent) to:

1. Conduct a Public Hearing.
2. Adopt the FY 2024/25 Proposed Budget as submitted.
3. Adopt Resolution No. 2024-03: A RESOLUTION OF THE ORANGE COUNTY FIRE AUTHORITY BOARD OF DIRECTORS ADOPTING AND APPROVING THE APPROPRIATIONS BUDGET FOR THE ORANGE COUNTY FIRE AUTHORITY FOR FISCAL YEAR 2024/25.
4. Approve and authorize the temporary transfer of up to \$90 million from the Fund 190 Workers' Compensation Reserve Fund to the General Fund 121 to cover a projected temporary cash flow shortfall for FY 2024/25.
5. Approve and authorize the repayment of \$90 million borrowed funds from Fund 121 to Fund 190 along with interest when General Fund revenues become available in FY 2024/25.
6. Approve changes to the Master Position Control list to unfreeze, reclassify and/or add 21 positions as detailed in Attachment 3.
7. Approve transfers from the General Fund 121 to CIP Funds and Settlement Agreement Fund totaling \$48,805,108.
8. Move the staff recommendations and add direction to staff to bring back with the midyear budget adjustments three items: an additional position on the air crew, the addition of a lead crew chief, and resourcing of the four vehicles so that they can be used by the off duty arson investigators.

## **BOARD MEMBER COMMENTS**

Director Shawver asked if funding is not available for the additional budget requests, will it be addressed at midyear.

Vice Chair Bourne clarified the item will be brought back at midyear to consider if funding is available.

Director Sweeney thanked staff for their work on the budget, and thanked the Fire Chief and Local 3631 President Hamm for the recent Fire Ops 101 event.

Director Shawver wished everyone a nice Memorial Day.

Chair O'Neill congratulated Director Traut and his wife on the recent birth of their baby.

## **RECESS TO CLOSED SESSION (FILE 11.15)**

### **CS1. CONFERENCE WITH LABOR NEGOTIATORS** pursuant to Government Code Section 54957.6

Negotiators: Stephanie Holloman, Assistant Chief/Human Resources Director and Lori Zeller, Deputy Chief/Administration & Support Bureau,  
Employee Organizations: Orange County Fire Authority Chief Officers Association

### **CS2. CONFERENCE WITH LEGAL COUNSEL - SIGNIFICANT EXPOSURE TO LITIGATION** pursuant to paragraph (2) and (3) of subdivision (d) of Section 54956.9 of the Government Code: One (1) Case

### **CS3. CONFERENCE WITH LEGAL COUNSEL - PUBLIC EMPLOYEE PERFORMANCE EVALUATION** pursuant to Government Code Section 54954.5 Position: Fire Chief

## **RECONVENE TO OPEN SESSION**

## **CLOSED SESSION REPORT (FILE 11.15)**

General Counsel Kendig reported the Board unanimously authorized General Counsel, the Fire Chief, Treasurer, the Board Chair and other OCFA personnel as may be required, to execute a tolling agreement with Local 3631 for a period up to three months. (Directors Hasselbrink, Mallari, Bacerra, Patel, Frost and Rossini were absent). There were no other reportable actions.

**ADJOURNMENT** – Chair O’Neill adjourned the meeting at 8:25 p.m. The next meeting of the Orange County Fire Authority Board of Directors will be on Thursday, June 27, 2024, at 6:00 p.m.

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Maria D. Huizar, CMC  
Clerk of the Authority





## Orange County Fire Authority **AGENDA STAFF REPORT**

**Board of Directors Meeting  
June 27, 2024**

**Agenda Item No. 2B  
Consent Calendar**

### **Acceptance of 2024 California Governor's Office of Emergency Services Swift Water/Flood Search & Rescue Training Preparedness Grant Funding**

#### **Contact(s) for Further Information**

Tim Perkins, Assistant Chief  
Field Operations South

[timperkins@ocfa.org](mailto:timperkins@ocfa.org)

714.573.6761

Sean Lowry, Battalion Chief  
US&R Program Manager

[seanlowry@ocfa.org](mailto:seanlowry@ocfa.org)

949.837-7468

#### **Summary**

This item is submitted for approval and acceptance of a 2024 California Governor's Office of Emergency Services, hereinafter referred to as "Cal OES", grant to be utilized to attend and successfully complete Swiftwater Flood/Search & Rescue Training. The funding is intended to be used to support the preparedness of the OCFA assigned Swiftwater Flood/Search and Rescue (SF/S&R5) unit assigned to the Orange County Fire Authority.

#### **Prior Board/Committee Action**

On June 12, 2024, the Budget and Finance Committee reviewed the proposed agenda item and directed staff to place the item on the Board of Directors agenda by a vote of 6-0 (Directors Hasselbrink, Rossini and Nguyen absent).

#### **RECOMMENDED ACTION(S)**

1. Approve and adopt the acceptance of the Cal OES Swiftwater Flood/Search & Rescue Training Grant.
2. Approve a budget adjustment to the FY 2024/25 General Fund (121) budget increasing revenues and expenditures by \$89,610.

#### **Impact to Cities/County**

Not Applicable.

#### **Fiscal Impact**

The fiscal impact includes new Cal OES revenue of \$89,610 with corresponding proposed expenditures in FY 2024/25. This Grant is to assist the OCFA with Training funds to support the Swiftwater Flood/Search Rescue unit assigned the OCFA, and the proposed adjustments to the FY 2024/25 budget.

Increased Cost Funded by Structural Fire Fund: \$0

Increased Cost Funded by Cash Contract Cities: \$0

#### **Background**

California Swiftwater Flood/Search & Rescue (SF/S&R5), located in Orange County and sponsored by the Orange County Fire Authority, is one of 13 Cal OES Swiftwater Flood/Search

& Rescue units assigned throughout California. There are many training requirements required for staffing these specialized units. Cal OES is providing grant funds to assist the OCFA with meeting these training requirements.

SF/S&R5, maintains a response capability that includes an apparatus and equipment supply inventory to conduct operations in the water rescue environment. Prior deployments of this resource include Hurricane Katrina in Texas in 2005 and the Floodings in Northern California in early 2023.

Cal OES has authorized funding of \$89,610.00 to each of the 13 Cal OES SF/S&R Teams to support the training courses required for this program. This grant funding performance period is May 2024 to June 30, 2025.

**Attachment(s)**

Cal OES SF/S&R Training Reimbursement Agreement No. A231012712

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES  
**STANDARD AGREEMENT**  
STD 213 (Rev. 04/2020)

AGREEMENT NUMBER A231012712	PURCHASING AUTHORITY NUMBER (If Applicable) GOES-0690
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1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME  
California Governor's Office of Emergency Services (Cal OES)

CONTRACTOR NAME  
Orange County Fire Authority

2. The term of this Agreement is:

START DATE  
March 1, 2024, or upon approval, whichever is later

THROUGH END DATE  
June 30, 2025

3. The maximum amount of this Agreement is:  
\$89, 610.00  
Eighty Nine Thousand Six Hundred Ten Dollars and Zero Cents

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

Exhibits	Title	Pages
Exhibit A	Statement of Work	8
Exhibit B	Budget Detail and Payment Provisions	2
Exhibit B-1	Cost Sheet	1
Exhibit C	General Terms and Conditions	1

Items shown with an asterisk (\*), are hereby incorporated by reference and made part of this agreement as if attached hereto.  
These documents can be viewed at <https://www.dgs.ca.gov/OLS/Resources>

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)  
Orange County Fire Authority

CONTRACTOR BUSINESS ADDRESS 1 Fire Authority Road	CITY Irvine	STATE CA	ZIP 92602
PRINTED NAME OF PERSON SIGNING Brian Fennessy	TITLE Fire Chief		
CONTRACTOR AUTHORIZED SIGNATURE <i>Brian Fennessy</i> 26D38CB7915E422...	DATE SIGNED 5/6/2024		

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME  
California Governor's Office of Emergency Services (Cal OES)

CONTRACTING AGENCY ADDRESS 10391 Peter A McCuen Blvd	CITY Mather	STATE CA	ZIP 95655
PRINTED NAME OF PERSON SIGNING Eric Swanson	TITLE Deputy Director, Finance and Administration		
CONTRACTING AGENCY AUTHORIZED SIGNATURE <i>Eric Swanson</i> 282A10ED80C1AF5...	DATE SIGNED 5/8/2024		
CALIFORNIA DEPARTMENT OF GENERAL SERVICES APPROVAL	EXEMPTION (If Applicable)		

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**EXHIBIT A**  
**STATEMENT OF WORK (SOW)**

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**SWIFTWATER FLOOD/SEARCH AND RESCUE TRAINING REIMBURSEMENT****CAL OES SWIFTWATER FLOOD/SEARCH AND RESCUE TEAM FIVE (5)****1. OBJECTIVE**

The California Governor's Office of Emergency Services, hereinafter referred to as "Cal OES" requires Orange County Fire Authority, hereinafter referred to as "Fire Agency", to govern the reimbursements for the Fire Agency's cost of providing training and travel costs to allow Fire Agency staff to attend and successfully complete Swiftwater Flood/Search and Rescue (SF/S&R) team training required by Cal OES and specifically related to the SF/S&R program. The staff attending the training courses will help assure that the Fire Agency is prepared to respond to larger or more complex SF/S&R events within the State of California.

Cal OES and the Fire Agency shall use the most cost-effective means for providing funding for team training and related travel costs. The intent is to provide the Fire Agency reimbursement for the least extraordinary costs incurred to deliver and/or send Cal OES Swiftwater Flood/Search and Rescue (SF/S&R) team members to SF/S&R response training. The reimbursement provided under this Agreement will not cover Fire Agency's staff back-fill and overtime to attend training.

**2. TERM/PERIOD OF PERFORMANCE**

- A. The period of performance for the Agreement shall be March 1, 2024, or upon approval, whichever is later, through June 30, 2025, with the option to extend for one (1) additional twelve (12) month term at the original rates evaluated and considered.
- B. The Fire Agency shall not be authorized to deliver or commence the performance of services as described in this SOW until the Agreement has been fully executed. Any delivery or performance of service that is commenced prior to the execution of the Agreement shall be considered voluntary on the part of the Fire Agency and non-compensable.
- C. Consistent with the terms and conditions of the original solicitation, and upon mutual consent, Cal OES and the Fire Agency may execute written amendments to alter the method, price, or schedule of the work, subject to the limitations set forth by California Public Contract Code, section 100 et seq, and the California State Contracting Manual, Volume 1.

### **3. BUDGETED AMOUNT**

The initial award of this Agreement shall not exceed \$89,610.00 and there is no obligation on Cal OES' part to utilize the entire amount. Any increases in the budgeted amount will be at the rates evaluated and considered herein.

### **4. PROJECT TASKS AND DELIVERABLES**

The Fire Agency must perform project tasks and/or deliverables including, but not limited to, the following:

- A. The Fire Agency shall schedule SF/S&R courses upon approval of Cal OES Contract Manager. The courses shall provide initial training for new team members and continual education for existing personnel to maintain competency and prepare for emergency readiness. Attendees must be a rostered or probationary member of Cal OES SF/S&R-5 team.
- B. The Fire Agency shall ensure members of the SF/S&R-5 team complete the required training pertinent to SF/S&R-5 team certification and in compliance with Firefighting Resources of California Organized for Potential Emergencies Incident Command System (FIRESCOPE) Incident Command System (ICS) 162 requirements and National Fire Protection Agency (NFPA) 1670 and 1006 Standard for Technical Rescue Personnel Qualifications (2021), and/or mutually agreed upon SF/S&R training program or other acceptable training that meets Cal OES requirements/standards and is approved by the Cal OES Contract Manager. These training courses include but are not limited to:
  - i. River and Flood Rescue Technician (RFRT)
  - ii. River and Flood Boat Technician (RFRBT)
  - iii. Any additional SF/S&R training approved by Cal OES Contract Manager.
- C. Upon Cal OES Contract Manager's approval, the Fire Agency shall conduct and host the training courses described in section B, and will be reimbursed for travel, instructor fees, instructor's backfill and overtime when instructor is a Fire Agency employee, facility rental fees, equipment rental fees, certificates of completion through the issuing training program administrator, and consumables related to the trainings including the training material such as print outs, office supplies, fuel, etc.
- D. The Fire Agency shall ensure the members of SF/S&R-5 are receiving continual educational opportunities and/or refresher training to maintain competency utilizing the certified trainings required by FIRESCOPE ICS 162 requirements and NFPA 1006 Standard for Technical Rescue Personnel Qualifications (2021) or any other training approved by Cal OES Contract Manager.

- E. The Fire Agency shall submit team training certifications that reflects the completion of training courses included in the above sections (B, C and D) in order to be reimbursed for the training costs.

## **5. ACCEPTANCE OF SERVICES**

Payment for services performed under this Agreement shall be in accordance with the Cost Sheet, Exhibit B-1. The approval process is outlined in the Performance Section of this SOW. Acceptance criteria shall consist of the following:

- A. The Fire Agency is responsible for obtaining approval from Cal OES Contract Manager before beginning any services.
- B. The Fire Agency shall meet all timelines and deliverable due dates as described herein.
- C. It shall be Cal OES' sole determination as to whether services have been successfully completed and are acceptable.
- D. The Fire Agency costs related to rework of unacceptable work products shall be costs of the Fire Agency and shall not be billed to Cal OES.
- E. In the event that not all Fire Agency staff successfully complete training, Cal OES reserves the right to reduce the invoice by the number of Fire Agency staff who did not successfully complete the training. The Fire Agency costs related to failure by staff to successfully complete the training shall be costs of the Fire Agency and shall not be billed to Cal OES.

## **6. FIRE AGENCY RESPONSIBILITIES**

- A. This serves as a notice under Executive Order N-6-22 that as a contractor or grantee, compliance with the economic sanctions imposed in response to Russia's actions in Ukraine is required, including with respect to, but not limited to, the federal executive orders identified in the Executive Order and the sanctions identified on the U.S. Department of the Treasury website (<https://home.treasury.gov/policy-issues/financial-sanctions/sanctions-programs-and-country-information/ukraine-russia-related-sanctions>). Failure to comply may result in the termination of contracts or grants, as applicable.
- B. The Fire Agency shall provide all equipment and/or software necessary to perform the required duties outlined herein.
- C. The Fire Agency shall designate a primary contact person to whom all project communications may be addressed and who has the authority to act on all aspects of the services.



- D. The Fire Agency shall pay costs associated with backfill or overtime incurred by Cal OES SF/S&R team members attending the training courses identified under this Agreement and will not be reimbursed by Cal OES.
- E. The Fire Agency shall pay civilian personnel, not otherwise covered by the California Fire Assistance Agreement (CFAA), at the rate and method formally negotiated and agreed upon prior to the training or exercise between the Fire Agency and the Civilians rostered for the training or exercise in those positions.
- F. If a Fire Agency employee is unable to perform due to illness, resignation, or other factors beyond the Fire Agency's control, the Fire Agency shall provide qualified and suitable substitute personnel at cost to the Fire Agency.

## **7. CAL OES RESPONSIBILITIES**

- A. Cal OES shall designate a person to whom all Fire Agency communication will be addressed, and who has the authority to act on all aspects of the services. This person will review the SOW and associated documents with the Fire Agency to ensure understanding of the responsibilities of both parties.
- B. Cal OES shall provide access to department staff and management; and offices and operation areas as required to complete the tasks and activities defined under this Agreement.

## **8. PERFORMANCE**

Cal OES will be the sole judge of the acceptability of all work performed and all work products produced by the Fire Agency as-a-result of this SOW. Should the work performed, or the products produced by the Fire Agency fail to meet Cal OES' conditions, requirements, specifications, guidelines, or other applicable standards, the following resolution process will be employed, except as superseded by other binding processes:

- A. Cal OES will notify the Fire Agency of such problems in writing within five (5) business days.
- B. The Fire Agency must respond to Cal OES within five (5) business days after initial problem notification. The response shall include a corrective action plan and detailed explanation of how the Fire Agency plans to mitigate the issue.
  - i. Failure by the Fire Agency to respond to Cal OES' initial problem notification within the required time limit may result in immediate termination of the Contract. In the event of such termination, Cal OES shall pay all amounts due the Fire Agency for all work accepted prior to termination.

- C. Cal OES will, within five (5) business days after receipt of the Fire Agency's corrective action plan, notify the Fire Agency in writing whether it accepts or rejects the plan.
- i. If Cal OES rejects the corrective action plan, the Fire Agency will submit a revised plan within three (3) business days. Failure by the Fire Agency to respond to Cal OES' notification may result in immediate termination of the Agreement.
- D. Upon receipt of the revised corrective action plan, Cal OES will notify the Fire Agency in writing whether it accepts or rejects the revised plan within three (3) business days.
- i. Rejection of the revised corrective action plan will result in immediate termination of the Agreement.
- E. In the event of Agreement termination, Cal OES shall pay all amounts due to the Fire Agency for all work accepted prior to termination.

## 9. PROBLEM ESCALATION

The parties acknowledge and agree that certain technical and project related problems or issues may arise, and that such matters shall be brought to Cal OES' attention. There may be instances where the severity of the problem(s) justifies escalated reporting. To this extent, the Fire Agency will determine the level of severity and notify the appropriate Cal OES personnel. Cal OES personnel notified, and the time-period taken to report the problem or issue shall be at a level commensurate with the severity of the problem or issue. The relevant Cal OES personnel include, but are not limited to, the following:

First level:	Jack Fry, Deputy Chief (916) 628-7015 <a href="mailto:Jack.Fry@CALOES.ca.gov">Jack.Fry@CALOES.ca.gov</a>
Second level:	Justin Freiler, Deputy Superintendent (805) 594-2148 <a href="mailto:Justin.Freiler@CalOES.ca.gov">Justin.Freiler@CalOES.ca.gov</a>
Third level:	Lori Nezhura, Deputy Director (916) 261-4535 <a href="mailto:Lori.Nezhura@CalOES.ca.gov">Lori.Nezhura@CalOES.ca.gov</a>

## 10. TERMINATION OF AGREEMENT

Cal OES reserves the right to terminate this Agreement, subject to thirty (30) days written notice to the Fire Agency. In the event of termination, Cal OES shall pay all amounts due the Fire Agency for all services rendered and accepted prior to termination.

Additional conditions for termination include, but are not limited to, the following:



California Governor's Office of Emergency Services

Orange County Fire Authority  
SF/S&R Training Reimbursement  
Agreement No. A231012712

- A. This Agreement can be immediately terminated for cause. The term "for cause" shall mean that the Fire Agency fails to meet the terms, conditions, and/or responsibilities of the Agreement. In this instance, the Agreement termination shall be effective as of the date indicated on Cal OES' notification to the Fire Agency.
- B. This Agreement may be suspended or cancelled without notice, at the option of the Fire Agency, if the Fire Agency or Cal OES' premises or equipment are destroyed by fire or other catastrophe, or so substantially damaged that it is impractical to continue service, or in the event the Fire Agency is unable to render service as-a-result of any action by any governmental authority.
- C. Cal OES may terminate performance of work under this Agreement for its convenience in whole or, from time to time, in part, if Cal OES determines that a termination is in the State's interest.
  - i. Cal OES shall terminate by delivering to the Fire Agency a Notice of Termination specifying the extent of termination and the effective date thereof. The parties agree that, as to the terminated portion of the Agreement, the Agreement shall be deemed to remain in effect until such time as the termination settlement, if any, is concluded and the Agreement shall not be void.
  - ii. After receipt of a Notice of Termination, and except as directed by Cal OES, the Fire Agency shall immediately proceed with the following obligations, as applicable, regardless of any delay in determining or adjusting any amounts due under this clause. The Fire Agency shall:
    - a. Stop work as specified in the Notice of Termination.
    - b. Place no further subcontracts for materials, services, or facilities, except as necessary to complete the continued portion of the Contract.
    - c. Terminate all subcontracts to the extent they relate to the work terminated.
    - d. Settle all outstanding liabilities and termination settlement proposals arising from the termination of subcontracts; the approval or ratification of which will be final for purposes of this clause.
- D. The Fire Agency may submit a written request to terminate this Agreement only if Cal OES should substantially fail to perform its responsibilities as provided herein.

**11. SUBCONTRACTING PROVISIONS**

- A. The Fire Agency will act as prime contractor under this Agreement. In addition to identifying all personnel proposed to work under this Agreement, the Fire Agency shall also identify its subcontractor affiliation, as applicable.
- B. Cal OES reserves the right to approve all subcontractors prior to the performance of any work by the subcontractor.
- C. Nothing contained in this Agreement shall create any contractual relationship between Cal OES and any subcontractors, and no subcontract shall relieve the Fire Agency of its responsibilities and obligations hereunder. The Fire Agency is fully responsible to Cal OES for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by any of them.
- D. If a subcontractor is a California Certified Small Business and/or Disabled Veteran Business Enterprise, then those amounts paid to certified subcontractors shall be identified on the Contractor's invoice(s).
- E. The Fire Agency's obligation to pay its subcontractors is an independent obligation from Cal OES' obligation to make payments to the Fire Agency. As a result, Cal OES shall have no obligation to pay or to enforce the payment of any monies to any subcontractor.
- F. The services may be subcontracted without limitation only when the primary agreement is a subvention agreement or the total of all subcontracts does not exceed \$50,000 or 25% of the total Agreement amount, whichever is less, and that subcontracting is not done for the purpose of circumventing competitive bidding requirements; or all subcontracts are with one of the following entities:
  - i. A California State agency, State college or State university
  - ii. A state agency, state college or state university from another state
  - iii. A local governmental entity, including those created as a Joint Powers Authority (JPA), and including local government entities from other states.
  - iv. An auxiliary organization of the CSU, or a California community college.
  - v. The Federal Government
  - vi. A foundation organized to support the Board of Governors of the California Community Colleges
  - vii. An auxiliary organization of the Student Aid Commission established under Education Code § 69522.

G. If the total of all subcontracts exceeds \$50,000 or 25% of the total Agreement amount, whichever is less, then higher levels of subcontracting are permissible if the subcontract is justified and not for the purpose of circumventing state contracting requirements, and:

- i. Certification by the Fire Agency that the subcontractor has been selected pursuant to a competitive bidding process that seeks at least three (3) bids from responsible bidders; or
- ii. Approval by the Cal OES' Director explaining the reason the subcontract(s) are included in this Agreement rather than being separately bid and contracted for by Cal OES and attesting that the selection of the subcontractor(s) without competitive bidding was necessary to promote the Cal OES' needs and was not done for the purpose of circumventing competitive bidding or other state contracting requirements.

## 12. AUTHORIZED REPRESENTATIVES

The authorized representatives during the term of this Agreement are identified in the tables below. Changes to the Authorized Representatives are allowed without contract amendment via written notice to the representatives written below.

For service-related inquiries:

The California Governor's Office of Emergency Services		Orange County Fire Authority	
<b>NAME:</b>	Contract Manager, Kelly Rogers, Emergency Management Coordinator Instructor II	<b>NAME:</b>	Sean Lowry, US&R Program Manager
<b>ADDRESS:</b>	10391 Peter A McCuen Mather, CA 95655	<b>ADDRESS:</b>	19682 Descartes, Lake Forest, CA 92610
<b>PHONE:</b>	(916) 826 - 8117	<b>PHONE:</b>	949-274-5712
<b>EMAIL:</b>	<a href="mailto:Kelly.Rogers@CALOES.ca.gov">Kelly.Rogers@CALOES.ca.gov</a>	<b>EMAIL:</b>	<a href="mailto:SeanLowry@ocfa.org">SeanLowry@ocfa.org</a>

California Governor's Office of Emergency Services

Orange County Fire Authority  
SF/S&R Training Reimbursement  
Agreement No. A231012712

For Agreement administrative inquiries:

The California Governor's Office of Emergency Services		Orange County Fire Authority	
<b>NAME:</b>	Barbara Filipowski, Contract Analyst	<b>NAME:</b>	Maile Roseland, US&R Administrative Assistant
<b>ADDRESS:</b>	10391 Peter A McCuen Blvd Mather, CA 95655	<b>ADDRESS:</b>	19682 Descartes, Lake Forest, CA 92610
<b>PHONE:</b>	916) 364-4567	<b>PHONE:</b>	949-979-0156
<b>EMAIL:</b>	<a href="mailto:Barbara.Filipowski@caloes.ca.gov">Barbara.Filipowski@caloes.ca.gov</a>	<b>EMAIL:</b>	<a href="mailto:MaileRoseland@ocfa.org">MaileRoseland@ocfa.org</a>

California Governor's Office of Emergency Services

Orange County Fire Authority  
SF/S&R Training Reimbursement  
Agreement No. A231012712

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**EXHIBIT B**  
**BUDGET DETAIL AND PAYMENT PROVISIONS**

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1. Payment for services performed under this Agreement shall be in accordance with the Cost Sheet, Exhibit B-1. It shall be Cal OES' sole determination as to whether a service has been successfully completed and is acceptable.
2. Invoices shall be submitted after services are rendered and shall include the following information:
  - A. Agreement No.
  - B. Fire Agency / SF/S&R- 5
  - C. Service
  - D. Itemized Cost
  - E. Invoice Date
  - F. Daily sign-in rosters with wet signatures
  - G. Copies of State Fire Training Certificates of Completion

Invoices shall be due and payable, and payment shall be made, only after Cal OES' Contract Manager's acceptance of services.

3. The Fire Agency will be reimbursed for actual incurred travel expenses based on the per diem rates used for State employees, on receipt and approval of an itemized invoice. Travel reimbursement rates and applicable restrictions are identified on the Employee/Travel Reimbursement section of the California Department of Human Resources (Cal HR) website:

<http://www.calhr.ca.gov/employees/pages/travel-reimbursements.aspx>

Travel reimbursement rates as identified by Cal HR can vary from year to year. Rates for future years will conform to Cal HR rates for the corresponding contract year.

4. Submit invoices to:

**California Governor's Office of Emergency Services**  
**Accounting Unit**  
[CSTInvoice@caloes.ca.gov](mailto:CSTInvoice@caloes.ca.gov)

5. It is mutually agreed that if the Budget Act of the current year and/or any subsequent years covered under this Agreement does not appropriate sufficient funds for the

California Governor's Office of Emergency Services

Orange County Fire Authority  
SF/S&R Training Reimbursement  
Agreement No. A231012712

program, this Agreement shall be of no further force and effect. In this event, Cal OES shall have no liability to pay any funds whatsoever to the Fire Agency or to furnish any other considerations under this Agreement and the Fire Agency shall not be obligated to perform any provisions of this Agreement.

6. If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this program, Cal OES shall have the option to either cancel this Agreement with no liability occurring to Cal OES or offer an amendment to the Fire Agency to reflect the reduced amount.
7. All payments will be made in accordance with, and within the time specified in, Government Code Chapter 4.5, commencing with Section 927.
8. The Fire Agency understands that in-order-to ensure final payment for work performed as part of this agreement, the Cal OES Contract Manager must receive all final closeout invoices no later than June 30, 2025.
9. Invoices shall be submitted as needed utilizing the Cal OES Fire and Rescue Training Unit Reimbursement documents, provided in Attachment 1, and in arrears, identifying staff by name, classification, period of service, and cost per category, as shown on Exhibit B-1, Cost Worksheet.

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**EXHIBIT B-1**  
**COST SHEET**

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The Fire Agency shall provide all labor, materials, equipment, and every other item of expense, direct or indirect (including any applicable taxes), necessary to complete the services in accordance with the specifications described in the Statement of Work, Exhibit A, at the rates specified below. Cal OES makes no guarantee, expressed or implied, on the actual amount of services/hours that shall be required for this Agreement, and reserves the right to omit portions or quantities of work, as may be deemed necessary. Payment for service performed under this Agreement shall be for actual expenditures incurred. The rates referenced below shall be binding for the term of the Agreement.

ITEM NO.	DESCRIPTION	EXTENDED PRICE
1	Reimbursement for training courses described in Exhibit A, section 4, paragraph B, and associated travel to and from training location*	\$87,000.00
2	Additional 3% administrative fees**	Not to exceed \$2,610.00
	<b>Grand Total</b>	<b>\$89,610.00</b>

\*The allowable cost for reimbursement under this Agreement are tuition, travel (as applicable and specified by Cal HR on their website: <http://www.calhr.ca.gov/employees/pages/travel-reimbursements.aspx>), instructor fees to include instructor backfill and overtime, facility rental fees, equipment rental fees, certification through issuing and consumables costs. All reimbursable costs must be supported by itemized invoices. The Fire Agency shall provide receipts for the expenditures related to training delivery to include tuition, instructor fees to include backfill and overtime, facility rentals, equipment rentals, travel, and consumables, and certificates of completion through the issuing training program administrator. The backfill and overtime cost for instructors will be reimbursed based on the staff's classification levels utilized at the Fire Agency according to the rates specified in California Fire Assistance Agreement (CFAA):

<https://www.caloes.ca.gov/office-of-the-director/operations/response-operations/fire-rescue/administration-reimbursement/>

\*\*The Fire Agency is approved to add an additional 3% administrative fee for processing invoices for reimbursement not to exceed \$2,610.00 in total.

California Governor's Office of Emergency Services

Orange County Fire Authority  
SF/S&R Training Reimbursement  
Agreement No. A231012712

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**EXHIBIT C**  
**GENERAL TERMS AND CONDITIONS**

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The General Terms and Conditions (GTCs) are hereby incorporated by reference and can be accessed by visiting the following links:

Non-IT Services General Terms and Conditions (Rev. 04/2017):

<https://www.dgs.ca.gov/-/media/Divisions/OLS/Resources/GTC-April-2017-FINALapril2017.ashx?la=en&hash=04E212331938533CCF1EC73EB0BC1FDCBADAC601>





Orange County Fire Authority  
**AGENDA STAFF REPORT**

Board of Directors Meeting  
June 27, 2024

Agenda Item No. 2C  
Consent Calendar

**Cal OES Fire Integrated Real-time Intelligence System (FIRIS) Program  
Mission Commander Contract Management Extension of FY 2024/25**

**Contact(s) for Further Information**

Brian Fennessy, Fire Chief	<a href="mailto:brianfennessy@ocfa.org">brianfennessy@ocfa.org</a>	714.573.6010
Tim Perkins, Assistant Chief Field Operations South	<a href="mailto:timperkins@ocfa.org">timperkins@ocfa.org</a>	714.573.6008

**Summary**

This agenda item is submitted for approval of budget and contracts for the Mission Commander services for the Fire Integrated Real-time Intelligence System (FIRIS) Program, as requested by the State of California Governor's Office of Emergency Services (Cal OES). Cal OES will receive funding as part of the Fiscal Year 2024/25 Governor's budget to manage the FIRIS program effective July 1, 2023, and has requested that OCFA extend retention of the Airborne Mission Commander (MC) portion of the program for a six-month period through December 31, 2024, plus one optional six-month renewal term (pending a request and funding by Cal OES).

**Prior Board/Committee Action**

On June 23, 2022, the Board of Directors authorized the FIRIS 3.0 Program Extension for an initial duration of 6-months. This included approval of \$9.7 million in State funding and approval of various agreements for services including aviation equipment, data analytics, program managers, Mission Commanders, and other related services.

On November 17, 2022, the Board of Directors authorized a subsequent Cal OES request and funding commitment for an additional \$9.7 million by Cal OES to extend the FIRIS program through June 30, 2023.

On June 22, 2023, the Board of Directors authorized continuation of the FIRIS Program for Fiscal Year 2023/24. This included approval of \$5 million in State funding and approval of various agreements for services including aviation equipment, data analytics, program managers, Mission Commanders, and other related services.

On June 12, 2024, the Budget and Finance Committee reviewed the proposed agenda item and directed staff to place the item on the Board of Directors agenda by a vote of 7-0 (Directors Hasselbrink and Rossini absent).

**RECOMMENDED ACTION(S)**

1. Approve and authorize the Fire Chief to enter into a reimbursement agreement with the State of California Governor's Office of Emergency Services (Cal OES) in the amount of \$2,500,000 for the provision of Airborne Mission Commanders and Mission Commander administrative support services.

2. Approve and authorize a budget adjustment to increase revenue and appropriations in the FY 2024/25 General Fund (121) budget by \$2,500,000 for Mission Commander (MC) contracts and MC administrative support services for the Cal OES FIRIS Program Extension through December 31, 2024.
3. Approve and authorize the Purchasing Manager to enter into new Professional Services Agreements by the individual amounts needed in support of the Cal OES FIRIS Program Mission Commanders not to exceed \$250,000 for a six-month period through December 31, 2024, including a one optional six-month renewal term (pending an additional extension request and funding by Cal OES) and so long as the aggregate value of the agreements does not exceed the program budget.

### **Impact to Cities/County**

The Cal OES FIRIS program will continue to enhance aerial wildfire response and situational awareness in Orange County and throughout California during the 2024/25 wildfire season.

### **Fiscal Impact**

Cal OES requests that OCFA provide Mission Commander and MC administrative support services from July 1, 2024 through December 31, 2024, and will provide \$2,500,000 to reimburse OCFA for the provision of these services.

Increased Cost Funded by Structural Fire Fund: \$0

Increased Cost Funded by Cash Contract Cities: \$0

### **Background**

Cal OES intends to assume management of the FIRIS Mission Commander services on January 1, 2025. Cal OES is requesting OCFA continue to provide Mission Commander services for six months to up to one-year beginning July 1, 2024 (Attachment 1).

The Airborne Mission Commander is responsible for aircraft, crew, and airspace safety during flight missions. They coordinate the use of remote sensing technology to collect data produced in a manner useful to tactical, operational, and strategic incident personnel. Airborne MCs are expert practitioners (qualified and experienced Air Tactical Group Supervisors) within the Incident Command System (ICS), interagency aviation standards, and aerial supervision. MC's practice the Intelligence Investigation role in the ICS chain of command.

Staff published Request for Qualifications SK2566C for Mission Commander services and the solicitation remains open for submittal. Interested parties are required to submit statements of qualifications which are then reviewed and vetted by a panel of OCFA subject matter experts to ensure they meet the qualification requirements.

### **Program Budget**

The table below details the estimated budget for the FY 2024/25 FIRIS Airborne Mission Commander contract services:

<b>Funding Source</b>	<b>Funding Description</b>	<b>Estimated Amount</b>
Cal OES	New funding Agreement	\$2,500,000
	<b>Total Project Funding</b>	<b>\$2,500,000</b>

<b>Service Contracts and Other Expenses</b>	<b>Services/Equipment</b>	<b>Estimated Amounts</b>
Airborne Mission Commanders	Up to four 12-hr shifts per day for 183 days	\$1,976,400
Unanticipated Tasks	MC, OCFA staff and other support as needed.	\$166,283
OCFA Business Analyst	MC contract management, analytical and administrative support	\$23,529
OCFA Indirect Cost Rate	16.69%*	\$333,788
	<b>Total Project Cost</b>	<b>\$2,500,000</b>

*\*The Indirect Cost Rate is scheduled to be approved by the OCFA Board in June 2024 with an effective date of 7/1/24.*

#### **Attachment(s)**

Cal OES MC Funding Agreement

STANDARD AGREEMENT - AMENDMENT

STD 213A (Rev. 4/2020)

☐ CHECK HERE IF ADDITIONAL PAGES ARE ATTACHED \_\_\_\_\_ PAGES

AGREEMENT NUMBER	AMENDMENT NUMBER	Purchasing Authority Number
A231010432	01	GOES-0690

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME  
California Governor's Office of Emergency Services (Cal OES)

CONTRACTOR NAME  
Orange County Fire Authority

2. The term of this Agreement is:

START DATE  
July 1, 2023

THROUGH END DATE  
December 3, 2024

3. The maximum amount of this Agreement after this Amendment is:  
\$7,500,000.00  
Seven Million Five Hundred Thousand Dollars and Zero Cents

4. The parties mutually agree to this amendment as follows. All actions noted below are by this reference made a part of the Agreement and incorporated herein:

I. Pursuant to Exhibit A, Statement of Work (SOW); Section 2, Term/Period of Performance; Paragraph A., Cal OES hereby extends the end date of the period of performance from June 30, 2024, to December 31, 2024.

Current Term: 07/01/2023 – 06/30/2024  
New Term: 07/01/2023 – 12/31/2024

II. Pursuant to Exhibit A, Statement of Work (SOW); Section 3, Budgeted Amount; Cal OES hereby increases the budgeted amount by \$2,500,000.00, thus increasing the total budgeted amount from \$5,000,000.00 to \$7,500,000.00

Previous contract value: \$5,000,000.00  
New contract value: \$7,500,000.00

All other terms and conditions shall remain the same.

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)  
Orange County Fire Authority

CONTRACTOR BUSINESS ADDRESS	CITY	STATE	ZIP
1 Fire Authority Rd	Irvine	CA	92602

PRINTED NAME OF PERSON SIGNING	TITLE
Brian Fennessy	Fire Chief

CONTRACTOR AUTHORIZED SIGNATURE	DATE SIGNED

STD 213A (Rev. 4/2020)

☐ CHECK HERE IF ADDITIONAL PAGES ARE ATTACHED \_\_\_\_\_ PAGES

AGREEMENT NUMBER A231010432	AMENDMENT NUMBER 01	Purchasing Authority Number GOES-0690
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**STATE OF CALIFORNIA**

CONTRACTING AGENCY NAME California Governor's Office of Emergency Services (Cal OES)				
CONTRACTING AGENCY ADDRESS 10391 Peter A McCuen Blvd		CITY Mather	STATE CA	ZIP 95655
PRINTED NAME OF PERSON SIGNING Eric Swanson		TITLE Deputy Director, Finance and Administration		
CONTRACTING AGENCY AUTHORIZED SIGNATURE		DATE SIGNED		
CALIFORNIA DEPARTMENT OF GENERAL SERVICES APPROVAL		EXEMPTION (If Applicable)		



## Orange County Fire Authority **AGENDA STAFF REPORT**

**Board of Directors Meeting  
June 27, 2024**

**Agenda Item No. 2D  
Consent Calendar**

### **FY 2023/24 Year End Budget Adjustment**

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#### **Contact(s) for Further Information**

Robert C. Cortez, Assistant Chief Business Services Department	<a href="mailto:robertcortez@ocfa.org">robertcortez@ocfa.org</a>	714.573.6012
James Slobojan, Assistant Treasurer Treasury and Financial Planning	<a href="mailto:james@slobojan@ocfa.org">james@slobojan@ocfa.org</a>	714.573.6305
Stuart Lam, Budget Manager Treasury & Financial Planning	<a href="mailto:stuartlam@ocfa.org">stuartlam@ocfa.org</a>	714.573.6302

#### **Summary**

This item is submitted to request approval to adjust revenues and expenditures to reflect changes identified after the FY 2023/24 Mid-Year Budget Adjustment was approved in March 2024.

#### **Prior Board/Committee Action**

A comprehensive mid-year financial review was presented to the Budget and Finance Committee and the Board of Directors in January 2024, highlighting proposed mid-year changes to the FY 2023/24 budget that were needed based on events that have occurred since the budget was adopted. The Board directed staff to return in March with the technical budget adjustments required to implement the proposed changes.

At its regular March 13, 2024, meeting, the Budget and Finance Committee reviewed and unanimously recommended approval of this item. At its regular March 28, 2024, meeting, the Board of Directors also reviewed and approved this item.

Subsequent to the Board's approval of the mid-year budget adjustments, there were additional adjustments to both revenues and expenditures that require Board approval prior to year-end.

On June 12, 2024, the Budget and Finance Committee reviewed the proposed agenda item and directed staff to place the item on the Board of Directors agenda by a vote of 6-0 (Directors Hasselbrink, Rossini and Nguyen absent).

#### **RECOMMENDED ACTION(S)**

Approve and authorize FY 2023/24 budget adjustments as detailed in this report.

#### **Impact to Cities/County**

N/A

#### **Fiscal Impact**

Financial impact is detailed in the report, with an overall adjustment in revenues (all funds combined) of \$1.8 million and an overall adjustment in expenditures (all funds combined) of \$5.0

million. The \$3.2 million in expenditures in excess of revenue adjustments is primarily due to backfill/overtime (non-discretionary & non-reimbursable) expenditures that have been trending higher as described below.

Increased Cost Funded by Structural Fire Fund:	\$3,242,906
Increased Cost Funded by Cash Contract Cities:	\$0

## **Background**

### ***Proposed FY 2023/24 Year End Budget Adjustment***

Since the mid-year budget adjustment was approved by the Board in March 2024, additional changes to the budget have become necessary. Overall, the proposed changes in the General Fund result in a revenue adjustment of approximately \$744K and an expenditure adjustment of \$5.0 million.

### **FY 2023/24 General Fund Revenue Adjustments - \$0.7 million**

<b>Supplemental Property Tax:</b> Based on property tax billing data provided by the Auditor/Controller and property taxes received to date, projections indicate an approximate \$754K increase over budget.	<b>\$753,729</b>
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<b>Assistance by Hire (ABH)/Emergency Incident/CalFire:</b> ABH is the term used when OCFA responds to requests for assistance to incidents outside our area of responsibility, on a reimbursement basis. This adjustment includes an additional \$83K not included in the mid-year adjustments. An expenditure adjustment is also proposed to the overtime/backfill category to cover the costs associated with providing the ABH services.	<b>\$82,528</b>
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<b>Charges for Services:</b> Charges for services revenue is being adjusted for the following items: reduced ambulance supplies reimbursement revenue as reimbursement from Falck is under discussion (\$830K); increase in crews and equipment services revenue (\$42K); increase in false alarm fees (\$15K); increase in late payment penalty revenue (\$9K);.	<b>(\$764,100)</b>
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<b>Miscellaneous:</b> This category of revenue adjustments includes an increase in interest earnings (\$578K), an increase for sale of surplus of capital assets (\$50K), an increase in training division class fee revenue (\$34K), and an increase for insurance settlements (\$10K).	<b>\$671,650</b>
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Note: Some adjustments represent future anticipated reimbursement revenue

### **FY 2023/24 General Fund Expenditure Adjustments - \$4.0 million**

<b>Assistance by Hire/Emergency Incident Costs/CalFire:</b> As mentioned under Revenue for ABH, an adjustment is needed for in-county and out-of-county responses, primarily in the overtime/backfill category, but also for response-related supplies.	<b>\$82,528<sup>(1)</sup></b>
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<sup>1</sup> Expenditure increase is wholly or partially cost neutral, offset by a corresponding revenue source or dedicated fund balance.

**Backfill/Overtime:** This adjustment is for backfill/overtime expenditures that have trended higher primarily due to higher workers compensation costs. Backfill/overtime for the categories of sick leave, vacation leave, and other leave has also trended higher this fiscal year. **\$4,036,861**

**Firefighter Side Letter Agreement:** This adjustment covers the impact of the newly authorized pay enhancements for specified positions on the current fiscal year's budget that were approved by the Board of Directors on April 25, 2024. **\$108,296**

**Starlink:** This adjustment provides funding to add Starlink high-speed satellite internet capabilities to Division Chief and Battalion Chief vehicles. **\$199,449**

**Interfund Borrowing:** When the budget was adopted in May, the Board approved interfund borrowing as our cash flow management mechanism in FY 2023/24. The money is borrowed from the Workers' Compensation Self-Insurance Fund 190 and repaid with interest which is reflected as a cost to the General Fund. The Board approved a mid-year budget adjustment for interfund borrowing in March and an additional amount of \$576K is needed based on actual interfund borrowing costs now that the repayment to Fund 190 has been completed. **\$575,557**

### **FY 2023/24 CIP and Other Fund Adjustments**

**Interest Earnings:** Interest earning revenues for each of the CIP and Other Funds have been adjusted by a combined amount of \$1,015,978 allocated as follows:

- \$191,429 increase in Fund 123 Fire Stations and Facilities
- \$48,165 increase in Fund 124 Communications and Information Systems
- \$231,418 increase in Fund 133 Fire Apparatus
- \$87,933 increase in Fund 139 115 Trust
- \$22,800 increase in Fund 171 Structural Fire Fund Entitlement Fund
- \$434,233 increase in Fund 190 Workers' Compensation





## Orange County Fire Authority **AGENDA STAFF REPORT**

**Board of Directors Meeting  
June 27, 2024**

**Agenda Item No. 2E  
Consent Calendar**

### **Updated Cost Reimbursement Rates**

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#### **Contact(s) for Further Information**

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#### **Summary**

This item is submitted to request approval of the proposed update to the Cost Reimbursement rates.

#### **Prior Board/Committee Action**

On June 12, 2024, the Budget and Finance Committee reviewed the proposed agenda item and directed staff to place the item on the Board of Directors agenda by a vote of 6-0 (Directors Hasselbrink, Rossini and Nguyen absent).

#### **RECOMMENDED ACTION(S)**

Approve and adopt the proposed Cost Reimbursement Rate schedules to be effective July 1, 2024.

#### **Impact to Cities/County**

Not Applicable

#### **Fiscal Impact**

The fiscal impact of the new rates will be based on the number of incidents that occur throughout the year and will be incorporated into the mid-year budget update.

Increased Cost Funded by Structural Fire Fund: \$0

Increased Cost Funded by Cash Contract Cities: \$0

#### **Background**

The California Fire and Rescue Mutual Aid System Operating Plan outlines the methodologies and formulas participating agencies (including OCFA) are required to use when developing cost reimbursement rates. These rates will be used when OCFA resources are ordered by various Federal (Cleveland National Forest Service) and State (Cal Fire) agencies. The California Office of Emergency Services (Cal OES) requires a different method to calculate reimbursement rates for non-suppression personnel only. Both methods are designed to only reimburse OCFA for the marginal cost of providing the resources and are calculated in three separate components, the indirect (overhead) cost rate, personnel rate, and equipment rate.

### ***Reimbursement Rate Calculation (Other than Cal OES)***

FY 2024/25 proposed Indirect Cost Rate is 16.69%, increasing 2.47% from the current rate of 14.22%. This change is due to increases in labor contracts and support costs. According to Title 2 Code of Federal Regulations, part 200 issued by the Federal Office of Management and Budget, special projects or unexpected events are allowable costs for developing the indirect cost rate.

The specialty pays (i.e., crane operator, paramedic, hazmat specialist, hazardous duty, technical rescue truck, and US&R pay) are blended with a base salary in the average hourly rates for suppression positions. The full list of proposed reimbursement rates by position, including the indirect cost rate, is listed in Attachment 1A.

### ***Equipment Rates***

OCFA adopts the Cal OES California Fire Assistance Agreement (CFAA) and Federal Emergency Management Agency (FEMA) approved equipment rates, except for the helicopter rates which are calculated by OCFA, to seek reimbursement for equipment use during fire incidents. The Bell 412 helicopter rate decreased by 8% from last year due to decreased parts and maintenance costs (Attachment 2). Rates for the Firehawk helicopters will be added and submitted to the Board for approval when the new aircraft is placed into service.

### ***Cal OES Reimbursement Rates***

The Cal OES requires separate calculations for regular and overtime reimbursement rates for non-suppression staff. The Cal OES personnel reimbursement rates are listed in Attachment 1B to this staff report.

### ***Civilian Position Rates***

The civilian position reimbursement rates are used for task force members responding to national and regional disasters on search and rescue missions. The reimbursement rate for affiliate members is based on the top-step shift rate for OCFA's Battalion Chief. The reimbursement rates for all other civilian positions are based on a salary survey conducted within California task forces, and the rates are shown in the Cal OES reimbursement schedule (Attachment 1B).

### ***Mutually Beneficial Hourly Rates (Hand Crew and Dozer Operator)***

These rates, with a methodology originally approved in 2010, are updated annually and used to recover only the hand crew and dozer operators' base salary costs when OCFA deems projects beneficial to both the requesting entity and OCFA.

### ***QRF Reimbursement Rates***

The Quick Reaction Force (QRF) reimbursement rates are based on the QRF Program and vendor agreements previously approved by the Board of Directors on November 8, 2023. The QRF reimbursement rates include OCFA's cost recovery for helitankers, mobile fire-retardant plant, and hourly rates for Program Managers and Air Tactical Group Supervisors (Attachment 3).

### ***Summary***

Upon approval of the proposed rates included in Attachment 1A, 1B, 2, and 3, OCFA's Finance/Cost Recovery Section will use the approved rates for the following activities or programs:

- Assistance by Hire (ABH) rates for services provided in response to CAL FIRE, Cal OES, Cleveland National Forest Service (CNF) Fire/Incident response, and other agency requests.

- Fire/Incident Restitution
- Special Event Stand-By
- Other Miscellaneous Billing

**Attachment(s)**

1. Proposed Cost Reimbursement Rates – Personnel
  - a. Proposed Cost Reimbursement Rates – All Agencies except Cal OES
  - b. Proposed Cost Reimbursement Rates – Cal OES
2. Proposed Cost Reimbursement Rates – Equipment
3. Proposed Cost Reimbursement Rates - QRF

**ORANGE COUNTY FIRE AUTHORITY**  
**COST REIMBURSEMENT RATES FOR ALL BILLING AGENCIES (EXCEPT CAL OES)**  
**PERSONNEL**  
**EFFECTIVE JULY 1, 2024**

CLASSIFICATION	2023/24  ADOPTED RATES	2024/25  PROPOSED RATE with ICRP	\$  CHANGE	%  CHANGE	
<b>SUPPRESSION PERSONNEL</b>					
FIRE DIVISION CHIEF (DC)	\$189.02	<b>\$209.45</b>	\$20.43	10.81%	
FIRE BATTALION CHIEF (BC)	\$139.25	<b>\$156.52</b>	\$17.27	12.41%	
FIRE CAPTAIN (FC)	\$96.45	<b>\$105.93</b>	\$9.48	9.83%	(1)
FIRE APPARATUS ENGINEER (FAE)	\$81.18	<b>\$87.22</b>	\$6.04	7.44%	(1)
FIREFIGHTER (FF)	\$69.56	<b>\$75.33</b>	\$5.77	8.29%	(1)
HAND CREW (FIREFIGHTER)	\$39.31	<b>\$40.34</b>	\$1.03	2.62%	(2)
HAND CREW SUPERVISOR (FIRE CAPTAIN)	\$89.01	<b>\$92.06</b>	\$3.05	3.43%	
HAND CREW SUPERVISOR (FIRE APP. ENGINEER)	\$76.04	<b>\$78.65</b>	\$2.61	3.43%	
HAND CREW SUPERVISOR (FIREFIGHTER)	\$67.80	<b>\$70.11</b>	\$2.31	3.41%	
HEAVY FIRE EQUIPMENT OPERATOR	\$124.62	<b>\$128.89</b>	\$4.27	3.42%	
FIRE PILOT	\$97.91	<b>\$106.80</b>	\$8.89	9.08%	
<b>NON-SUPPRESSION PERSONNEL</b>					
ACCOUNTANT	\$81.63	<b>\$90.31</b>	\$8.68	10.63%	
ACCOUNTING MANAGER	\$93.81	<b>\$98.74</b>	\$4.93	5.26%	(3)
ADMINISTRATIVE ASSISTANT	\$60.02	<b>\$58.18</b>	(\$1.84)	-3.06%	
ASST. FIRE MARSHAL	\$111.56	<b>\$120.83</b>	\$9.27	8.31%	
ASST. PURCHASING AGENT	\$91.19	<b>\$96.23</b>	\$5.04	5.52%	
BUYER	\$72.60	<b>\$65.60</b>	(\$7.00)	-9.65%	
COMMUNICATIONS TECHNICIAN	\$69.55	<b>\$73.40</b>	\$3.85	5.54%	
COMMUNICATIONS SERVICE SUPERVISOR	\$104.71	<b>\$110.48</b>	\$5.77	5.51%	
DEPUTY FIRE MARSHAL	\$91.28	<b>\$96.91</b>	\$5.63	6.17%	(3)
EMERGENCY COMM CENTER MANAGER	\$63.34	<b>\$68.50</b>	\$5.16	8.14%	(3),(4)
ENVR HEALTH & SAFETY OFFICER	\$78.28	<b>\$82.41</b>	\$4.13	5.27%	(3)
EQUIPMENT TECHNICIAN I	\$60.43	<b>\$62.61</b>	\$2.18	3.61%	
EQUIPMENT TECHNICIAN II	\$77.39	<b>\$76.72</b>	(\$0.67)	-0.86%	
FINANCE DIVISION MANAGER	\$106.94	<b>\$107.76</b>	\$0.82	0.76%	(3)
FIRE COMM RELAT/ED SPECIALIST	\$71.86	<b>\$78.17</b>	\$6.31	8.78%	
FIRE COMM RELAT/ED SUPERVISOR	\$73.71	<b>\$82.11</b>	\$8.40	11.39%	(4)
FIRE COMMUNICATIONS DISPATCHER	\$69.68	<b>\$71.76</b>	\$2.08	2.98%	
FIRE COMMUNICATIONS SUPERVISOR	\$80.43	<b>\$86.38</b>	\$5.95	7.40%	
FIRE HELICOPTER TECHNICIAN	\$93.10	<b>\$100.83</b>	\$7.73	8.30%	
FIRE PREVENTION ANALYST	\$104.05	<b>\$109.43</b>	\$5.38	5.17%	
FIRE PREVENTION SERVICES SPECIALIST	\$34.33	<b>\$36.23</b>	\$1.90	5.55%	

## Notes:

- (1) The average rate includes specialty pays applicable to over-time calculations (i.e. Airport Rescue, Crane Operator, Hazardous duty, HazMat, HazMat Paramedic, Hazmat Specialist, Paramedic, Technical Rescue Truck, US&R, and US&R Paramedic p
- (2) EMT specialty pay is included in Hand Crew FF average rate
- (3) In addition to other labor cost adjustments, these positions also reflect overtime as straight time rather than 1.5 x hourly rate.
- (4) Hourly rate reflects changes in personnel

**ORANGE COUNTY FIRE AUTHORITY**  
**COST REIMBURSEMENT RATES FOR ALL BILLING AGENCIES (EXCEPT CAL OES)**  
**PERSONNEL**  
**EFFECTIVE JULY 1, 2024**

CLASSIFICATION	2023/24  ADOPTED RATES	2024/25  PROPOSED RATE with ICRP	\$  CHANGE	%  CHANGE	
FIRE PREVENTION SPECIALIST	\$78.36	<b>\$81.70</b>	\$3.34	4.26%	
FIRE PREVENTION TRAINEE	\$57.96	<b>\$61.70</b>	\$3.74	6.46%	
FIRE SAFETY ENGINEER	\$122.51	<b>\$129.27</b>	\$6.76	5.52%	
FLEET SERVICES COORDINATOR	\$81.87	<b>\$86.38</b>	\$4.51	5.51%	
FLEET SERVICE DIVISION MANAGER	\$92.31	<b>\$98.74</b>	\$6.43	6.97%	(3)
FLEET SERVICES SUPERVISOR	\$95.05	<b>\$94.42</b>	(\$0.63)	-0.66%	
GENERAL LABORER	\$38.30	<b>\$39.68</b>	\$1.38	3.61%	
GIS ANALYST	\$108.80	<b>\$116.34</b>	\$7.54	6.93%	
GIS SUPERVISOR	\$133.07	<b>\$140.42</b>	\$7.35	5.52%	
GIS TECHNICIAN	\$80.68	<b>\$90.62</b>	\$9.94	12.32%	
HEAVY EQUIPMENT TECHNICIAN I	\$70.57	<b>\$76.25</b>	\$5.68	8.05%	
HEAVY EQUIPMENT TECHNICIAN II	\$82.87	<b>\$88.80</b>	\$5.93	7.15%	
INFORMATION TECHNOLOGY ANALYST	\$108.12	<b>\$116.34</b>	\$8.22	7.61%	
INFORMATION TECHNOLOGY MANAGER	\$98.88	<b>\$104.08</b>	\$5.20	5.26%	(3)
INFORMATION TECHNOLOGY SPECIALIST	\$93.42	<b>\$98.13</b>	\$4.71	5.04%	
INFORMATION TECHNOLOGY SUPERVISOR	\$133.07	<b>\$140.42</b>	\$7.35	5.52%	
INFORMATION TECHNOLOGY TECHNICIAN	\$85.15	<b>\$85.96</b>	\$0.81	0.95%	
MANAGEMENT ANALYST	\$70.51	<b>\$71.20</b>	\$0.69	0.98%	(3)
MANAGEMENT ASSISTANT	-	<b>\$63.04</b>	N/A	N/A	
MEDICAL DIRECTOR	\$106.94	<b>\$199.23</b>	\$92.29	86.30%	(3),(4)
PURCHASING DIVISION MANAGER	\$75.32	<b>\$83.65</b>	\$8.33	11.06%	(3)
RESERVE FIREFIGHTER	\$2.22	<b>\$2.11</b>	(\$0.11)	-4.83%	
RISK MANAGEMENT ANALYST	\$78.28	<b>\$82.41</b>	\$4.13	5.27%	(3)
RISK MANAGEMENT SPECIALIST	\$58.01	<b>\$61.58</b>	\$3.57	6.15%	
RISK MANAGER	\$96.99	<b>\$105.62</b>	\$8.63	8.89%	(3)
SERVICE CENTER LEAD	\$73.49	<b>\$77.55</b>	\$4.06	5.52%	
SERVICE CENTER SUPERVISOR	\$100.20	<b>\$103.82</b>	\$3.62	3.61%	
SERVICE CENTER TECHNICIAN I	\$46.51	<b>\$50.09</b>	\$3.58	7.69%	
SERVICE CENTER TECHNICIAN II	\$58.96	<b>\$68.09</b>	N/A	N/A	
SR. ACCOUNTANT	\$65.60	<b>\$69.80</b>	\$4.20	6.41%	(3),(4)
SR. ACCT. SUPPORT SPEC.	\$61.52	<b>\$65.18</b>	\$3.66	5.96%	
SR. COMMUNICATIONS TECHNICIAN	\$79.28	<b>\$83.66</b>	\$4.38	5.52%	
SR. FIRE COMMUNICATIONS SUPV.	\$77.50	<b>\$81.79</b>	\$4.29	5.53%	

## Notes:

- (1) The average rate includes specialty pays applicable to over-time calculations (i.e. Airport Rescue, Crane Operator, Hazardous duty, HazMat, HazMat Paramedic, Hazmat Specialist, Paramedic, Technical Rescue Truck, US&R, and US&R Paramedic p
- (2) EMT specialty pay is included in Hand Crew FF average rate
- (3) In addition to other labor cost adjustments, these positions also reflect overtime as straight time rather than 1.5 x hourly rate.
- (4) Hourly rate reflects changes in personnel

**ORANGE COUNTY FIRE AUTHORITY**  
**COST REIMBURSEMENT RATES FOR ALL BILLING AGENCIES (EXCEPT CAL OES)**  
**PERSONNEL**  
**EFFECTIVE JULY 1, 2024**

CLASSIFICATION	2023/24  ADOPTED RATES	2024/25  PROPOSED RATE with ICRP	\$  CHANGE	%  CHANGE
SR. FIRE HELICOPTER TECHNICIAN	\$113.77	<b>\$117.89</b>	\$4.12	3.62%
SR. FIRE PREVENTION SPECIALIST	\$91.16	<b>\$97.85</b>	\$6.69	7.34%
SR. INFO TECHNOLOGY ANALYST	\$122.66	<b>\$129.42</b>	\$6.76	5.51%
SR. MANAGEMENT ANALYST	-	<b>\$82.41</b>	N/A	N/A
SR. SERVICE CENTER TECHNICIAN	\$74.35	<b>\$77.53</b>	\$3.18	4.27%
US&R WAREHOUSE & LOGISTICS SPECIALIST	\$67.72	<b>\$71.84</b>	\$4.12	6.09%
WILDLAND RESOURCE PLANNER	\$91.03	<b>\$104.18</b>	\$13.15	14.45%

(4)

MUTUALLY BENEFICIAL RATES:				
HAND CREW (FIREFIGHTER)	\$19.88	<b>\$20.42</b>	\$0.54	2.72%
HAND CREW SUPERVISOR (STAFF FIRE CAPTAIN)	\$45.02	<b>\$46.60</b>	\$1.58	3.51%
HAND CREW SUPERVISOR (STAFF FIRE APP. ENG.)	\$38.46	<b>\$39.81</b>	\$1.35	3.51%
HAND CREW SUPERVISOR (STAFF FIREFIGHTER)	\$34.29	<b>\$35.49</b>	\$1.20	3.50%
HEAVY FIRE EQUIPMENT OPERATOR	\$63.03	<b>\$65.24</b>	\$2.21	3.51%
SWAMPER/HAND CREW FF	\$19.88	<b>\$20.42</b>	\$0.54	2.72%

## Notes:

- (1) The average rate includes specialty pays applicable to over-time calculations (i.e. Airport Rescue, Crane Operator, Hazardous duty, HazMat, HazMat Paramedic, Hazmat Specialist, Paramedic, Technical Rescue Truck, US&R, and US&R Paramedic p
- (2) EMT specialty pay is included in Hand Crew FF average rate
- (3) In addition to other labor cost adjustments, these positions also reflect overtime as straight time rather than 1.5 x hourly rate.
- (4) Hourly rate reflects changes in personnel

**ORANGE COUNTY FIRE AUTHORITY**  
**COST REIMBURSEMENT RATES FOR CAL OES BILLINGS ONLY**  
**PERSONNEL**  
**EFFECTIVE JULY 1, 2024**

CLASSIFICATION	2023/24  ADOPTED RATE					2024/25  PROPOSED OT RATE	\$  CHANGE	%  CHANGE
<b>SUPPRESSION POSITIONS</b>								
FIRE DIVISION CHIEF	\$189.02					<b>\$209.45</b>	\$20.43	10.81%
FIRE BATTALION CHIEF	\$139.25					<b>\$156.52</b>	\$17.27	12.41%
FIRE CAPTAIN	\$96.45					<b>\$105.93</b>	\$9.48	9.83%
FIRE APPARATUS ENGINEER	\$81.18					<b>\$87.22</b>	\$6.04	7.44%
FIREFIGHTER	\$69.56					<b>\$75.33</b>	\$5.77	8.29%
HAND CREW (FIREFIGHTER)	\$39.31					<b>\$40.34</b>	\$1.03	2.62%
HAND CREW SUPERVISOR (FIRE CAPTAIN)	\$89.01					<b>\$92.06</b>	\$3.05	3.43%
HAND CREW SUPERVISOR (FIRE APP. ENGINEER)	\$76.04					<b>\$78.65</b>	\$2.61	3.43%
HAND CREW SUPERVISOR (FIREFIGHTER)	\$67.80					<b>\$70.11</b>	\$2.31	3.41%
HEAVY FIRE EQUIPMENT OPERATOR	\$124.62					<b>\$128.89</b>	\$4.27	3.42%
FIRE PILOT	\$97.91					<b>\$106.80</b>	\$8.89	9.08%
<b>NON-SUPPRESSION POSITIONS</b>								
CLASSIFICATION	2023/24  ADOPTED REGULAR RATE	2024/25  PROPOSED REGULAR RATE	\$  CHANGE	%  CHANGE	2023/24  ADOPTED OT RATE	2024/25  PROPOSED OT RATE	\$  CHANGE	%  CHANGE
ACCOUNTANT	\$81.28	\$90.49	\$9.21	11.33%	\$81.63	<b>\$90.31</b>	\$8.68	10.63%
ACCOUNTING MANAGER	\$146.33	\$155.96	\$9.63	6.58%	\$93.81	<b>\$98.74</b>	\$4.93	5.26%
ADMINISTRATIVE ASSISTANT	\$62.13	\$61.87	(\$0.26)	-0.42%	\$60.02	<b>\$58.18</b>	(\$1.84)	-3.06%
ASST. FIRE MARSHAL	\$107.80	\$117.67	\$9.87	9.15%	\$111.56	<b>\$120.83</b>	\$9.27	8.31%
ASST. PURCHASING AGENT	\$89.75	\$95.75	\$6.00	6.69%	\$91.19	<b>\$96.23</b>	\$5.04	5.52%
BUYER	\$73.28	\$68.48	(\$4.80)	-6.56%	\$72.60	<b>\$65.60</b>	(\$7.00)	-9.65%
COMMUNICATIONS TECHNICIAN	\$70.58	\$75.43	\$4.85	6.87%	\$69.55	<b>\$73.40</b>	\$3.85	5.54%
COMMUNICATIONS SERVICES SUPERVISOR	\$101.73	\$108.44	\$6.71	6.60%	\$104.71	<b>\$110.48</b>	\$5.77	5.51%
DEPUTY FIRE MARSHAL	\$142.93	\$153.48	\$10.55	7.38%	\$91.28	<b>\$96.91</b>	\$5.63	6.17%
EMERGENCY COMM CENTER MANAGER	\$105.32	\$114.93	\$9.61	9.12%	\$63.34	<b>\$68.50</b>	\$5.16	8.14%
ENVR HEALTH & SAFETY OFFICER	\$125.43	\$133.79	\$8.36	6.67%	\$78.28	<b>\$82.41</b>	\$4.13	5.27%
EQUIPMENT TECHNICIAN I	\$63.69	\$66.93	\$3.24	5.09%	\$60.43	<b>\$62.61</b>	\$2.18	3.61%
EQUIPMENT TECHNICIAN II	\$78.73	\$79.52	\$0.79	1.01%	\$77.39	<b>\$76.72</b>	(\$0.67)	-0.86%
FINANCE DIVISION MANAGER	\$164.01	\$168.19	\$4.18	2.55%	\$106.94	<b>\$107.76</b>	\$0.82	0.76%
FIRE COMM RELAT/ED SPECIALIST	\$72.62	\$79.66	\$7.04	9.70%	\$71.86	<b>\$78.17</b>	\$6.31	8.78%
FIRE COMM RELAT/ED SUPERVISOR	\$74.26	\$83.18	\$8.92	12.01%	\$73.71	<b>\$82.11</b>	\$8.40	11.39%
FIRE COMMUNICATIONS DISPATCHER	\$70.68	\$73.97	\$3.29	4.65%	\$69.68	<b>\$71.76</b>	\$2.08	2.98%
FIRE COMMUNICATIONS SUPERVISOR	\$80.21	\$86.99	\$6.78	8.45%	\$80.43	<b>\$86.38</b>	\$5.95	7.40%
FIRE HELICOPTER TECHNICIAN	\$92.68	\$101.03	\$8.35	9.00%	\$93.10	<b>\$100.83</b>	\$7.73	8.30%
FIRE PREVENTION ANALYST	\$101.15	\$107.51	\$6.36	6.29%	\$104.05	<b>\$109.43</b>	\$5.38	5.17%
FIRE PREVENTION SERVICES SPECIALIST	\$39.37	\$42.33	\$2.96	7.51%	\$34.33	<b>\$36.23</b>	\$1.90	5.55%

## Notes:

- (1) The average rate includes specialty pays applicable to over-time calculations (i.e. Airport Rescue, Crane Operator, Hazardous duty, HazMat, HazMat Paramedic, Hazmat Specialist, Paramedic, Technical Rescue Truck, US&R, and US&R Paramedic pays)
- (2) EMT specialty pay is included in Hand Crew FF average rate
- (3) In addition to other labor cost adjustments, these positions also reflect overtime as straight time rather than 1.5 x hourly rate.
- (4) Hourly rate reflects changes in personnel
- (5) Civilian rates are based on task force average rates in California.



**ORANGE COUNTY FIRE AUTHORITY**  
**COST REIMBURSEMENT RATES FOR CAL OES BILLINGS ONLY**  
**PERSONNEL**  
**EFFECTIVE JULY 1, 2024**

CLASSIFICATION	2023/24  ADOPTED RATE					2024/25  PROPOSED OT RATE	\$  CHANGE	%  CHANGE
FIRE PREVENTION SPECIALIST	\$78.37	\$82.82	\$4.45	5.68%	\$78.36	<b>\$81.70</b>	\$3.34	4.26%
FIRE PREVENTION TRAINEE	\$59.86	\$64.60	\$4.74	7.92%	\$57.96	<b>\$61.70</b>	\$3.74	6.46%
FIRE SAFETY ENGINEER	\$117.50	\$125.18	\$7.68	6.54%	\$122.51	<b>\$129.27</b>	\$6.76	5.52%
FLEET SERVICES COORDINATOR	\$81.49	\$86.99	\$5.50	6.74%	\$81.87	<b>\$86.38</b>	\$4.51	5.51%
FLEET SERVICE DIVISION MANAGER	\$144.33	\$155.96	\$11.63	8.06%	\$92.31	<b>\$98.74</b>	\$6.43	6.97%
FLEET SERVICES SUPERVISOR	\$94.42	\$95.30	\$0.88	0.93%	\$95.05	<b>\$94.42</b>	(\$0.63)	-0.66%
GENERAL LABORER	\$44.05	\$46.49	\$2.44	5.54%	\$38.30	<b>\$39.68</b>	\$1.38	3.61%
GIS ANALYST	\$105.36	\$113.66	\$8.30	7.88%	\$108.80	<b>\$116.34</b>	\$7.54	6.93%
GIS SUPERVISOR	\$126.87	\$135.11	\$8.24	6.49%	\$133.07	<b>\$140.42</b>	\$7.35	5.52%
GIS TECHNICIAN	\$79.99	\$90.35	\$10.36	12.95%	\$80.68	<b>\$90.62</b>	\$9.94	12.32%
HEAVY EQUIPMENT TECHNICIAN I	\$72.70	\$79.10	\$6.40	8.81%	\$70.57	<b>\$76.25</b>	\$5.68	8.05%
HEAVY EQUIPMENT TECHNICIAN II	\$83.61	\$90.29	\$6.68	8.00%	\$82.87	<b>\$88.80</b>	\$5.93	7.15%
INFORMATION TECHNOLOGY ANALYST	\$104.75	\$113.66	\$8.91	8.51%	\$108.12	<b>\$116.34</b>	\$8.22	7.61%
INFORMATION TECHNOLOGY MANAGER	\$153.16	\$163.20	\$10.04	6.55%	\$98.88	<b>\$104.08</b>	\$5.20	5.26%
INFORMATION TECHNOLOGY SPECIALIST	\$91.27	\$97.02	\$5.75	6.30%	\$93.42	<b>\$98.13</b>	\$4.71	5.04%
INFORMATION TECHNOLOGY SUPERVISOR	\$126.87	\$135.11	\$8.24	6.49%	\$133.07	<b>\$140.42</b>	\$7.35	5.52%
INFORMATION TECHNOLOGY TECHNICIAN	\$83.95	\$86.20	\$2.25	2.68%	\$85.15	<b>\$85.96</b>	\$0.81	0.95%
MANAGEMENT ANALYST	\$114.98	\$118.60	\$3.62	3.15%	\$70.51	<b>\$71.20</b>	\$0.69	0.98%
MANAGEMENT ASSISTANT	-	\$65.80	N/A	N/A	-	<b>\$63.04</b>	N/A	N/A
MEDICAL DIRECTOR	\$164.01	\$292.26	\$128.25	78.20%	\$106.94	<b>\$199.23</b>	\$92.29	86.30%
PURCHASING DIVISION MANAGER	\$121.45	\$135.49	\$14.04	11.56%	\$75.32	<b>\$83.65</b>	\$8.33	11.06%
RESERVE FIREFIGHTER	\$1.61	\$1.53	(\$0.08)	-4.92%	\$2.22	<b>\$2.11</b>	(\$0.11)	-4.83%
RISK MANAGEMENT ANALYST	\$125.43	\$133.79	\$8.36	6.67%	\$78.28	<b>\$82.41</b>	\$4.13	5.27%
RISK MANAGEMENT SPECIALIST	\$60.34	\$64.90	\$4.56	7.56%	\$58.01	<b>\$61.58</b>	\$3.57	6.15%
RISK MANAGER	\$150.62	\$165.29	\$14.67	9.74%	\$96.99	<b>\$105.62</b>	\$8.63	8.89%
SERVICE CENTER LEAD	\$74.07	\$79.12	\$5.05	6.82%	\$73.49	<b>\$77.55</b>	\$4.06	5.52%
SERVICE CENTER SUPERVISOR	\$98.99	\$103.68	\$4.69	4.74%	\$100.20	<b>\$103.82</b>	\$3.62	3.61%
SERVICE CENTER TECHNICIAN I	\$51.33	\$55.77	\$4.44	8.65%	\$46.51	<b>\$50.09</b>	\$3.58	7.69%
SERVICE CENTER TECHNICIAN II	\$62.38	\$71.83	\$9.45	15.15%	\$58.96	<b>\$68.09</b>	\$9.13	15.49%
SR. ACCOUNTANT	\$108.37	\$116.71	\$8.34	7.69%	\$65.60	<b>\$69.80</b>	\$4.20	6.41%
SR. ACCT. SUPPORT SPEC.	\$63.46	\$68.11	\$4.65	7.32%	\$61.52	<b>\$65.18</b>	\$3.66	5.96%
SR. COMMUNICATIONS TECHNICIAN	\$79.20	\$84.57	\$5.37	6.77%	\$79.28	<b>\$83.66</b>	\$4.38	5.52%
SR. FIRE COMMUNICATIONS SUPV.	\$77.62	\$82.89	\$5.27	6.80%	\$77.50	<b>\$81.79</b>	\$4.29	5.53%
SR. FIRE HELICOPTER TECHNICIAN	\$111.04	\$116.23	\$5.19	4.68%	\$113.77	<b>\$117.89</b>	\$4.12	3.62%
SR. FIRE PREVENTION SPECIALIST	\$89.72	\$97.20	\$7.48	8.34%	\$91.16	<b>\$97.85</b>	\$6.69	7.34%
SR. INFO TECHNOLOGY ANALYST	\$117.63	\$125.32	\$7.69	6.54%	\$122.66	<b>\$129.42</b>	\$6.76	5.51%
SR. MANAGEMENT ANALYST	-	\$133.79	N/A	N/A	-	<b>\$123.61</b>	N/A	N/A
SR. SERVICE CENTER TECHNICIAN	\$76.05	\$80.24	\$4.19	5.51%	\$74.35	<b>\$77.53</b>	\$3.18	4.27%
US&R WAREHOUSE & LOGISTICS SPECIALIST	\$70.17	\$75.17	\$5.00	7.12%	\$67.72	<b>\$71.84</b>	\$4.12	6.09%
WILDLAND RESOURCE PLANNER	\$89.60	\$102.84	\$13.24	14.78%	\$91.03	<b>\$104.18</b>	\$13.15	14.45%

## Notes:

- (1) The average rate includes specialty pays applicable to over-time calculations (i.e. Airport Rescue, Crane Operator, Hazardous duty, HazMat, HazMat Paramedic, Hazmat Specialist, Paramedic, Technical Rescue Truck, US&R, and US&R Paramedic pays)
- (2) EMT specialty pay is included in Hand Crew FF average rate
- (3) In addition to other labor cost adjustments, these positions also reflect overtime as straight time rather than 1.5 x hourly rate.
- (4) Hourly rate reflects changes in personnel
- (5) Civilian rates are based on task force average rates in California.



**ORANGE COUNTY FIRE AUTHORITY**  
**COST REIMBURSEMENT RATES FOR CAL OES BILLINGS ONLY**  
**PERSONNEL**  
**EFFECTIVE JULY 1, 2024**

	2023/24					2024/25	\$	%
CLASSIFICATION	ADOPTED RATE					PROPOSED OT RATE	CHANGE	CHANGE

**CIVILIAN POSITIONS**

AFFILIATED MEMBER	\$60.52					<b>\$66.57</b>	\$6.05	10.00%	(5)
CANINE SPECIALIST	\$43.33					<b>\$43.33</b>	\$0.00	0.00%	(5)
DOCTOR	\$99.24					<b>\$99.24</b>	\$0.00	0.00%	(5)
HEAVY RIGGING SPECIALIST	\$50.00					<b>\$50.00</b>	\$0.00	0.00%	(5)
STRUCTURE SPECIALIST	\$77.15					<b>\$77.15</b>	\$0.00	0.00%	(5)

Notes:

- (1) The average rate includes specialty pays applicable to over-time calculations (i.e. Airport Rescue, Crane Operator, Hazardous duty, HazMat, HazMat Paramedic, Hazmat Specialist, Paramedic, Technical Rescue Truck, US&R, and US&R Paramedic pays)
- (2) EMT specialty pay is included in Hand Crew FF average rate
- (3) In addition to other labor cost adjustments, these positions also reflect overtime as straight time rather than 1.5 x hourly rate.
- (4) Hourly rate reflects changes in personnel
- (5) Civilian rates are based on task force average rates in California.

**ORANGE COUNTY FIRE AUTHORITY**  
**COST REIMBURSEMENT RATES**  
**EQUIPMENT**  
**EFFECTIVE July 1, 2024**

DESCRIPTION	2024/25 RATE	2023/24 RATE	\$ CHANGE	% CHANGE	SOURCE (1)	Hourly / Daily
TYPE 1 ENGINE	\$173.47	\$173.47	\$0.00	0.00%	Cal OES	Hourly
TYPE 2 ENGINE	\$163.55	\$163.55	\$0.00	0.00%	Cal OES	Hourly
TYPE 3 ENGINE	\$156.47	\$156.47	\$0.00	0.00%	Cal OES	Hourly
TRUCK/QUINT	\$149.92	\$122.69	\$27.23	22.19%	FEMA	Hourly
AIR/LIGHT UTILITY	\$76.33	\$56.16	\$20.17	35.92%	FEMA	Hourly
AIRPORT CRASH UNIT	\$100.49	\$82.24	\$18.25	22.19%	FEMA	Hourly
CHIPPER	\$68.02	\$32.26	\$35.76	110.85%	FEMA	Hourly
CREW CARRYING VEHICLE	\$41.46	\$21.90	\$19.56	89.32%	FEMA	Hourly
DOZER	\$199.60	\$152.20	\$47.40	31.14%	FEMA	Hourly
DOZER MODULE (DOZER+TRANSPORT)	\$298.61	\$228.19	\$70.42	30.86%	FEMA	Hourly
DOZER TENDER	\$27.78	\$19.87	\$7.91	39.81%	FEMA	Hourly
DOZER TRAILER	\$17.10	\$18.74	(\$1.64)	-8.75%	FEMA	Hourly
DOZER TRANSPORT	\$99.01	\$75.99	\$23.02	30.29%	FEMA	Hourly
DUMP TRUCK	\$74.83	\$65.75	\$9.08	13.81%	FEMA	Hourly
EXCAVATOR	\$48.97	\$20.46	\$28.51	139.35%	FEMA	Hourly
FIRE COMMAND UNIT	\$106.68	\$86.10	\$20.58	23.90%	FEMA	Hourly
FUEL TENDER	\$38.94	\$32.01	\$6.93	21.65%	FEMA	Hourly
GRADER	\$116.57	\$65.12	\$51.45	79.01%	FEMA	Hourly
HAZMAT UNIT	\$100.49	\$82.24	\$18.25	22.19%	FEMA	Hourly
HAZMAT SUPPORT	\$38.94	\$31.43	\$7.51	23.89%	FEMA	Hourly
LOADER/SKID-STEER	\$78.88	\$36.76	\$42.12	114.58%	FEMA	Hourly
MEDIC UNIT	\$265.00	\$265.00	\$0.00	0.00%	Cal OES	Daily
MULE	\$17.20	\$14.05	\$3.15	22.42%	FEMA	Hourly
PATROL/SQUAD UNIT	\$150.47	\$226.00	(\$75.53)	-33.42%	Cal OES	Hourly
PICKUP (less than 3/4 ton)	\$166.00	\$166.00	\$0.00	0.00%	Cal OES	Daily
PROWLER	\$19.07	\$15.00	\$4.07	27.13%	FEMA	Hourly
REFRIGERATED TRAILER (29-40 ft)	\$599.00	\$553.00	\$46.00	8.32%	CAL FIRE	Daily
SEDAN	\$226.00	\$226.00	\$0.00	0.00%	Cal OES	Daily
SPORT UTILITY VEHICLE	\$279.00	\$279.00	\$0.00	0.00%	Cal OES	Daily
VAN	\$309.00	\$309.00	\$0.00	0.00%	Cal OES	Daily
WATER TENDER	\$127.21	\$127.21	\$0.00	0.00%	Cal OES	Hourly
OTHER (3/4 ton and above)	\$265.00	\$265.00	\$0.00	0.00%	Cal OES	Daily
HELICOPTER - BELL 412	\$5,199.69	\$5,651.71	(\$452.02)	-8.00%	OCFA	Hourly

(2), (3)

## Notes:

1. Rates provided by either FEMA or Cal OES.
2. Helicopter rates are based on 20 years useful life without the pilot and crew chief (Captain). The new rate reflects average usage for the past four years.
3. Rates for the Firehawk helicopters will be added and submitted to the Board for approval when the new aircraft is placed into service.

**ORANGE COUNTY FIRE AUTHORITY**  
**QRF COST REIMBURSEMENT RATES**  
**EFFECTIVE January 1, 2024**

DESCRIPTION	2023/24 REVISED RATE	2023/24 RATE	2022/23 RATE	\$ CHANGE	% CHANGE	SOURCE	HOURLY/ DAILY
HELITANKER CH-47 (FLIGHT HOURS)	\$10,462.36	\$10,462.36	\$10,462.36	\$0.00	0%	OCFA CONTRACTOR	Hourly
HELITANKER CH-47 (STANDBY)	\$1,016.10	\$1,016.10	\$1,016.10	\$0.00	\$0.00	OCFA CONTRACTOR	Hourly
HELICOPTER SIKORSKY S-76 (FLIGHT HOURS)	\$3,969.00	\$3,969.00	\$3,969.00	\$0.00	\$0.00	OCFA CONTRACTOR	Hourly
HELICOPTER SIKORSKY S-76 (STANDBY)	\$323.31	\$323.31	\$323.31	\$0.00	\$0.00	OCFA CONTRACTOR	Hourly
HELITANKER S-61 (FLIGHT HOURS)	\$6,082.68	\$6,082.68	\$6,082.68	\$0.00	\$0.00	OCFA CONTRACTOR	Hourly
HELITANKER S-61 (STANDBY)	\$1,016.10	\$1,016.10	\$1,016.10	\$0.00	\$0.00	OCFA CONTRACTOR	Hourly
MOBILE RETARDANT PLANT - OT (1)	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	\$0.00	OCFA CONTRACTOR	12-Hour Shift (operational period(s) 0800-2000; 2000-0800)
MOBILE RETARDANT PLANT-OT (STANDBY) (1)	\$653.33	\$583.33	\$583.33	\$0.00	\$0.00	OCFA CONTRACTOR	12-Hour Shift (operational period(s) 0800-2000;2000-0800)
WATER TENDER (Perimeter Solutions) (2)	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	\$0.00	OCFA CONTRACTOR	12-Hour Shift (operational period(s) 0800-2000;2000-0800)
WATER TENDER (Perimeter Solutions - STANDBY) (2)	\$186.67	\$166.67	\$166.67	\$0.00	\$0.00	OCFA CONTRACTOR	12-Hour Shift (operational period(s) 0800-2000;2000-0800)
MOBILE FIRE RETARDANT - PRODUCT (3)	Actual Cost	Actual Cost	Actual Cost	\$0.00	\$0.00	OCFA CONTRACTOR	Per Mixed Gallon
FREIGHT (Perimeter Solutions) (4)	Actual Cost	Actual Cost	Actual Cost	\$0.00	\$0.00	OCFA CONTRACTOR	Location and return to point of origin
LARGE VEHICLE MILEAGE (Fuel Truck, Bus, Service Trailer)	\$4.43	\$4.43	\$4.43	\$0.00	\$0.00	OCFA CONTRACTOR	Per Mile
AIR TACTICAL GROUP SUPERVISORS (ATGS)	\$208.33	\$166.00	\$166.00	\$0.00	\$0.00	OCFA CONTRACTOR	Hourly
PROGRAM MANAGER	\$166.00	\$166.00	\$166.00	\$0.00	\$0.00	OCFA CONTRACTOR	Hourly

## Notes:

- (1) \$2,000 per hour (overtime) after initial 12-hr shift (12-hr daily shift paid by Edison), up to maximum of \$14,000/day if extended or if 24-hr operations in a location begins. Contract cycle of 1/1/24 to 12/31/2024 will be charged at the daily operating rate plus overtime or full day rates as utilized.
- (2) Requesting Agency must provide a water tender for Mobile Retardant Plant deployment. Requesting Agency can use an agency water tender or request through vendor.
- (3) Based on 2023/2024 U.S.F.S. FOB Origin Price List of mixed per gallon.
- (4) Based on location, estimated at \$16,000 per incident (\$8,000 per delivery, \$8,000 return of unmixed/unsold product to point of origin).



## Orange County Fire Authority **AGENDA STAFF REPORT**

**Board of Directors  
June 27, 2024**

**Agenda Item No. 2F  
Consent Calendar**

### **Chaplain Stipend Budget Adjustment**

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#### **Contact(s) for Further Information**

Shane Sherwood, Assistant Chief      [shanesherwood@ocfa.org](mailto:shanesherwood@ocfa.org)      714.573.6000  
Field Operations North

Scott Wiedensohler, Division Chief      [scottwiedensohler@ocfa.org](mailto:scottwiedensohler@ocfa.org)      949.562.5438

#### **Summary**

This item is being submitted to seek approval to increase the current Chaplain Stipend from \$100 monthly to \$250 per month.

#### **Prior Committee Action(s)**

Not Applicable

#### **RECOMMENDED ACTION(S)**

Approve the revised monthly stipend, increasing the chaplain's stipend from \$100 to \$250 per month, effective July 1, 2024.

#### **Impact to Cities/County**

Not Applicable

#### **Fiscal Impact**

The total annual increase is \$21,600, which was approved during the FY 24/25 budget process.

Increased Cost Funded by Structural Fire Fund:      \$0

Increased Cost Funded by Cash Contract Cities:      \$0

#### **Background**

The OCFA Chaplain program was initiated in 1997 when the OCFA had eight battalions. Over time, the program has expanded alongside the OCFA, now featuring one chaplain per battalion across our 11 battalions, plus one chaplain dedicated to the RFOTC and ECC.

The mission of our chaplains is to address the professional, emotional, and spiritual needs of our personnel, while also providing grief counseling and spiritual support to the communities we serve during their most challenging times. Often, our chaplains are called upon to deliver death notifications at scenes or in hospitals, at any time of day or night. A duty chaplain is now available 24/7, accessible via the Daily Status Report (DSR).

Chaplains build relationships with field personnel through station visits, ride-alongs, and participation in training. They are frequently asked to give invocations at various department and city events throughout the year. The minimum time commitment for chaplains is eight hours per month, although they typically spend more time to foster relationships and trust with all three shifts at each station in their battalions. They are often requested to officiate at weddings and funerals

for personnel's family members. Requests for OCFA events have nearly tripled in the past decade, with chaplains attending 532 events in 2023 alone, as detailed in the attached activity report. Additionally, they provide counsel and support to individual firefighters over coffee or a meal outside of the station. The proposed stipend increase will help offset these discretionary costs.

Currently, chaplains receive a stipend of \$100 per month, a rate unchanged since its approval by the OCFA Board of Directors in September 2000. This stipend was initially meant to cover expenses like gas, food, and uniform maintenance during their chaplaincy duties, a period when they were called upon less frequently.

Many chaplains are bi-vocational, balancing full-time jobs, ministry commitments, and their chaplain duties, along with family responsibilities. Their dedication is vital to the behavioral and mental health support of our firefighters, making them an essential resource for OCFA.

#### **[Attachment](#)**

2023 Chaplain Activity Report

## OCFA CHAPLAIN ACTIVITY REPORT

[illegible]



## Orange County Fire Authority **AGENDA STAFF REPORT**

**Board of Directors Meeting  
June 27, 2024**

**Agenda Item No. 3A  
Discussion Calendar**

### **Wildfire Resource Center Site Selection**

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#### **Contact(s) for Further Information**

Jim Ruane, Assistant Chief Logistics Department	<a href="mailto:jimruane@ocfa.org">jimruane@ocfa.org</a>	714.573.6801
Lori Zeller, Deputy Chief Administration & Support Bureau	<a href="mailto:lorizeller@ocfa.org">lorizeller@ocfa.org</a>	714.573.6020
Tim Perkins, Assistant Chief South Operations	<a href="mailto:timperkins@ocfa.org">timperkins@ocfa.org</a>	714.573.6761

#### **Summary**

This agenda item is submitted to present the findings of the independent consultant's report on planning, engineering, and environmental considerations for use by the Board in their determination of the location options for the new Wildfire Resource Center.

#### **Prior Board/Committee Action**

On September 22, 2022, the Board of Directors approved the allocation of \$4.2M in State funding beginning in FY 2022/23 for an expanded Hand Crew program. On November 17, 2022, the Board of Directors approved an amendment to the 5-Year CIP to add \$16.9M in State funding for a new Wildfire Resource Center, which will replace the existing Camp 18 location to house and support OCFA's Hand Crew, equipment, and apparatus.

On September 28, 2023, after publishing a report for the Board of Directors consideration at that evening's meeting regarding results of the search for available properties for the Wildfire Resource Center, staff pulled the item and deferred it to a future month. Staff subsequently requested Directors to advise them of any outstanding questions which should be addressed in a subsequent version of the agenda staff report.

On November 16, 2023, the Board of Directors approved staff's recommendation to contract with a professional land use planner, in consultation with a civil engineer, to perform a review of the proposed sites and prepare a recommendation regarding site selection.

#### **RECOMMENDED ACTION(S)**

1. Provide direction to staff regarding site selection for the Wildfire Resource Center.
2. If the Board's determination of the site is concluded, direct staff to proceed with implementation of the project, subject to future Board approval of:
  - a. A formal agreement to lease or acquire the selected site, for which staff will return to future closed session meetings for direction related to confidential real estate property negotiations, as needed,
  - b. The facility final design; and,
  - c. Authorization to issue a Public Work design/build Request for Bids.

## Impact to Cities/County

Not Applicable.

## Fiscal Impact

In 2022, OCFA was awarded \$16.9M in State funding for a new Hand Crew facility. Funds are specifically budgeted in Org 123 Fire Station and Facilities Fund under Project #P555.

Increased cost funded by Structural Fire Fund	\$0
Increased cost funded by Cash Contract Cities	\$0

## Background

Beginning with the adoption of the 2022-2023 State Budget, the Authority received funding for a second permanent Hand Crew. The second Hand Crew has greatly augmented the services provided through OCFA's Hand Crew Program, with improved ability to respond to wildfires throughout the year, implement high-priority fuel reduction projects to protect communities from wildfire, and participate in prescribed fire projects to achieve more resilient landscapes.

Additionally, following efforts by Senator Dave Min, OCFA received \$16.9M in State funding for a new Hand Crew facility, now coined the future Wildfire Resource Center, where the OCFA Hand Crews will operate from. Accordingly, OCFA Property Management and Operations/Chief Officers, working with OCFA's real estate consultant and real estate firms, conducted a comprehensive search and evaluation to determine viable sites for construction and operation of the Wildfire Resource Center in support of the Hand Crew Firefighters (2 crews of 21 HCFFs each), Crew Supervisors, Dozer staff, related heavy equipment, and apparatus. This search and evaluation of sites resulted in the identification of two potentially viable sites:

- **San Clemente:** Two sites of noncontiguous land, 4.5 acres combined<sup>i</sup>, both on Ave. Vista Hermosa in close proximity to OCFA Fire Station 59 and Vista Hermosa Sports Park
- **Rancho Mission Viejo:** One site of land, 5.0 acres, in close proximity to Ortega Highway, SR 74, on the corner of Gibby Rd. and Coyotes Rd.

Following staff's presentation at the November 16, 2023 Board of Director's meeting regarding the attributes of the above described sites, the Board directed staff to engage a professional land use planner and civil engineering team to perform due diligence for both sites.

## Findings

A multidisciplinary consultant team (planning, engineering, environmental) led by RRM Design Group (RRM) has completed an analysis of the developability of both sites. The basis for the analysis included the preliminary "project plan" and rough-draft renderings (Attachment 1), representing a Wildland Resource Center capable of supporting OCFA's Hand Crew Program, including square footage, parking, equipment, and living quarters. The analysis identified comparative characteristics and potential challenges of both sites, and involved conducting meetings with OCFA staff and each public agency/organization involved in the process. This resulted in the identification and evaluation of pertinent reports, files, and documents, and the compilation of subsequent agency responses to follow up questions from the consultant team. Independent work performed by the consultant team included analysis of land use policy documents, zoning code, Surplus Land Act applicability, entitlement requirements, CEQA documents and anticipated environmental requirements. Engineering related work included



geotechnical/geologic analysis and availability of utilities. The full report and conclusions resulting from this effort are provided in the OCFA Wildfire Resource Center Alternatives Analysis Report (Attachment 2) with an Executive Summary provided on pages 4-5 of that Report.

### **Recommendation**

Provide direction to staff regarding site selection for the Wildfire Resource Center. If the Board's determination of the site is concluded, direct staff to proceed with implementation of the project, subject to future Board approval of a formal agreement to lease or acquire the selected site, for which staff will return to future closed session meetings for direction related to confidential real estate property negotiations, as needed. Additional future Board action would include approval of the facility final design and authorization to issue a Public Work design/build Request for Bids based on the site selection.

### **Attachments**

1. Preliminary Project Plan Renderings – Overlaid to Each Site
2. OCFA Wildfire Resource Center Alternatives Analysis Report
3. Environmental Assessments
  - a. Biological/Habitat Assessment
  - b. Cultural and Paleontology Study\*

*\*Not available at the time of report preparation; to be distributed as Supplemental Material*

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# San Clemente Site 1

----- Boundary Line

6,000 SF – Office/Admin Building

2,000 SF – Restroom/Locker Facilities

24,000 SF – Fleet Bay

40 Parking Spaces

\*Approximately 1.7 acre of sloped landscape

# San Clemente Site 1 & 2 Total

----- Boundary Line

6,000 SF – Office/Admin Building

2,000 SF – Restroom/Locker Facilities

52,000 SF – Fleet Bay

80 Parking Spaces

\*Approximately 1.7 acre of sloped landscape





San Clemente Site 2

----- Boundary Line

28,000 SF – Fleet Bay

40 Parking Spaces



San Clemente Site 1 & 2 Total

----- Boundary Line

6,000 SF – Office/Admin Building

2,000 SF – Restroom/Locker Facilities

52,000 SF – Fleet Bay

80 Parking Spaces

\*Approximately 1.7 acre of sloped landscape



Rancho Mission Viejo Site:

----- Boundary Line

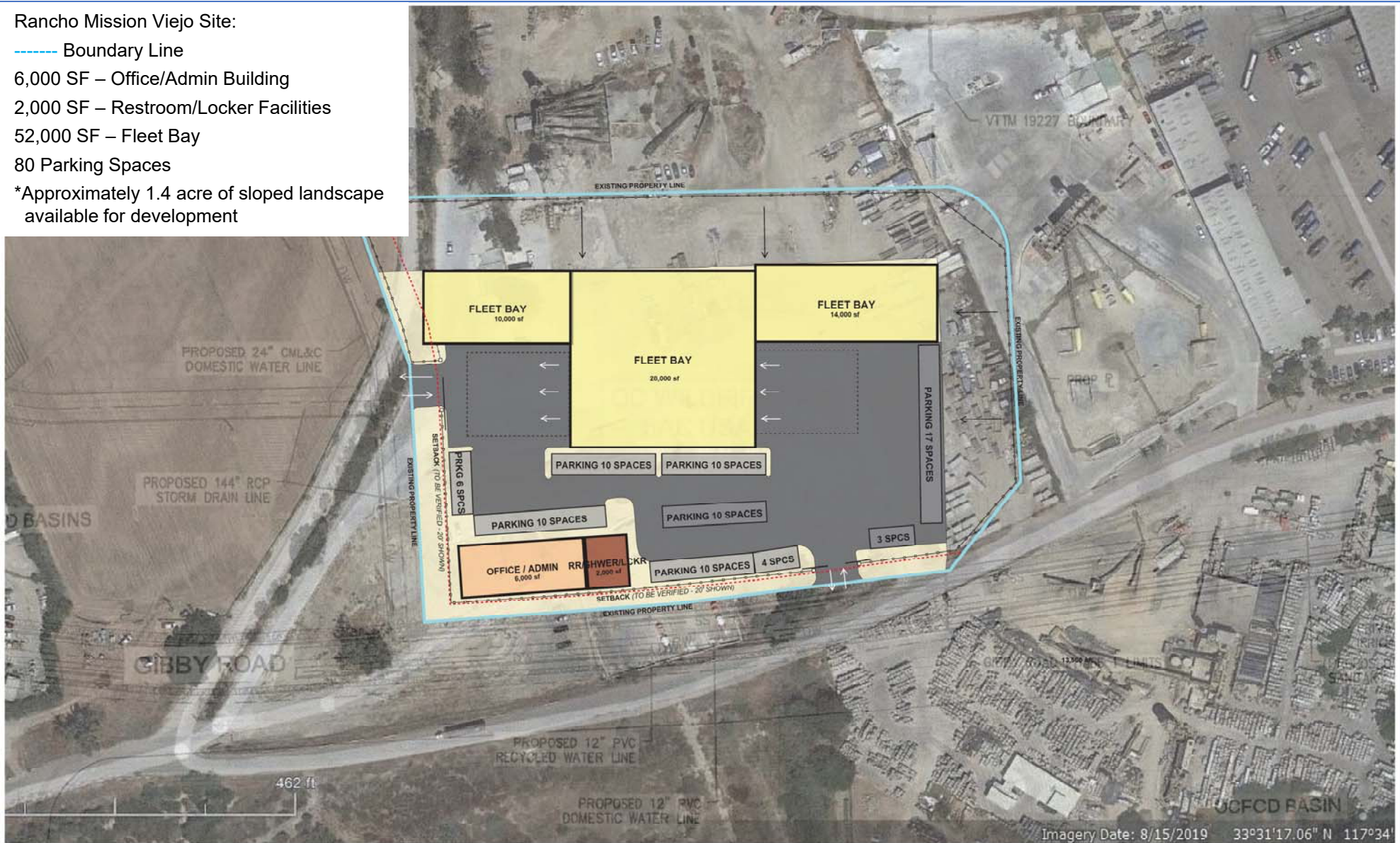
6,000 SF – Office/Admin Building

2,000 SF – Restroom/Locker Facilities

52,000 SF – Fleet Bay

80 Parking Spaces

\*Approximately 1.4 acre of sloped landscape available for development





# OCFA Wildfire Resource Center

## Site Alternatives Analysis Report

Prepared for:



Prepared by:



JUNE 2024

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## CHAPTER 1 - EXECUTIVE SUMMARY

The Orange County Fire Authority (OCFA) have focused attention on the potential location of a future Wildfire Resource Center to two site locations within South Orange County – one in the City of San Clemente and one in the unincorporated community of Rancho Mission Viejo. In order to support the OCFA Board of Directors with their final site location selection, OCFA hired a multidisciplinary consultant team led by RRM Design Group (RRM) to assist in analyzing the developability of both site locations, including identifying comparative characteristics and potential challenges, to produce a comprehensive Sites Alternatives Analysis Report (report) as discussed further herein.

For ease of reference, an executive summary of the findings of this analysis is provided below in a side-by-side comparison format, with main topic areas identified for both site locations. Following the executive summary, the full report herein includes a more in-depth analysis of the two site locations. This includes Chapter 1 that identifies purpose, OCFA facility programming needs, and methodology to clarify and define how the analysis effort was conducted. In Chapters 2 and 3, the report addresses both site locations separately, to provide a greater understanding of both site locations and provide more information on the locations ability to accommodate the future wildfire facility. In addition, to provide an understanding of potential agency processing time frames, this report also includes a projected timeline that identifies anticipated entitlement process lengths, architecture and construction plan review, and ongoing or anticipated infrastructure improvement completion dates to provide for when construction could conservatively begin at each site location. At the conclusion of the report, an overall summarization of the study is provided for the OCFA Board of Directors.

	<b>San Clemente Sites</b>	<b>Rancho Mission Viejo Site</b>
<b>Utilities</b>	Will require installation of utility laterals to connect to existing adjacent utility mains to service the site.	Utility laterals to be provided on site connecting to existing adjacent utility mains.
<b>Physical Challenges</b>	Geotechnical challenges to develop the sites to support a Risk Category IV Building exist including highly expansive soils, soil settlement, and location within a landslide hazard region that will need to be addressed.	Geotechnical challenges will be addressed as part of ongoing grading improvements and the site will support a Risk Category IV Building.
<b>CEQA</b>	Requires additional environmental review under CEQA.	No additional CEQA review required – covered under EIR 589 and EIR 589 Addendum.
<b>Processing/Development Timeline</b>	Requires Development Permit and discretionary approval by the City of San Clemente Planning Commission.	Requires Site Development Permit and ministerial (staff level) approval by the Planning and Development Services Director.

## **CHAPTER 2 - BACKGROUND**

### **2.a - Introduction/Purpose**

On November 17, 2022, the OCFA Board of Directors approved an amendment to the existing 5-Year Capital Improvements Plan to include an additional \$16.9 million, received from the State of California Office of Emergency Services, with the intention of constructing a new Wildfire Resource Center. Following the allocation, OCFA conducted a comprehensive search across south Orange County for potential site locations to accommodate this new facility. Operations and Property Management staff created a set of criteria to aide them in the search process, which included:

- a. roughly 5 useable acres;
- b. travel logistics to reach wildland fire areas;
- c. property attributes; and
- d. availability and budget feasibility, to narrow down the list of possible site locations.

After narrowing down the list of possible site locations, OCFA identified two potentially feasible options for the Wildfire Resource Center located in the City of San Clemente and in the unincorporated County of Orange community of Rancho Mission Viejo. After a series of meetings, discussions, public input, and negotiations, on November 16, 2023 the OCFA Board of Directors decided it would be beneficial to utilize a third-party land use consultant team to analyze the potential site locations and provide a report identifying objective findings of the analysis.

The following report was created to address the OCFA Board of Directors concerns and to provide objective facts pertaining to both potential site locations. It is important to note that this report does not make a final recommendation for a potential site. Rather, it was written to deliver a comprehensive analysis of the existing regulations, necessary entitlement processes and environmental review, and site opportunities and constraints for each potential site location in order to help inform the OCFA Board of Directors decision-making process.

### **2.b - Wildfire Resource Center Facility Programming Needs**

OCFA intends to construct the new Wildfire Resource Center facility to replace the existing Camp 18 Facility in Trabuco Canyon. In order to house the necessary equipment and materials required to fight the increasing risk of wildfires within Orange County, OCFA has developed the following site programming features that the Wildfire Resource Center facility, which would be a Risk Category IV Building, would need to accommodate as follows:

- Approximately 54,000 square feet of total warehouse area for apparatus and vehicle storage;
- Approximately 6,000 square feet of office, administrative, and equipment space;
- Parking spaces to accommodate 80 staff members; and

### **2.c – Methodology**

The development of this report kicked off with meetings between OCFA staff and the consultant team to identify the desired facility program, collect site location information, and define final deliverable desired by the OCFA Board of Directors. Following the meeting with OCFA staff, the consultant team

then scheduled meetings with each public agency/organization involved in the process. This included staff from the Public Works Department at the County of Orange, staff from the Community Development Department at the City of San Clemente, and staff from the Government Relations Department at the Rancho Mission Viejo, LLC. Prior to each meeting, the consultant team developed individual memorandums (Appendix D, E, and F) to give agency and organization staff an idea of the materials/references the consultant team was seeking and a series of questions to confirm/clarify preliminary due diligence research completed. To create the memorandums that were provided to staff, the consultant team conducted independent research and analysis of existing available documentation prior to each consultation meeting to further understand each site. All questions posed and information requested were provided by the City of San Clemente, County of Orange, and Rancho Mission Viejo, LLC and were utilized within this analysis.

During the scheduled meetings with public agency/organization staff, the consultant team was able to get clarity on and gain a better understanding of each site location and identify items that would need to be further clarified through additional research. Staff from each public agency/organization were given time following the meetings to gather pertinent reports, share electronic files, and answer follow-up questions asked by the consultant team. Once the requested information was received, further analysis was conducted and incorporated into this analysis report.

For clarity purposes, the composition of the consultant team was broad and diverse to allow for a thorough and in-depth analysis of the information received. RRM land use planners analyzed land use policy document, zoning code, Surplus Land Act applicability, and entitlement processing information. Environmental planner Collette Morse, AICP, with the Morse Planning Group provided analysis regarding pertinent CEQA documents and anticipated environmental requirements. RRM civil engineers reviewed maps and digital materials from each public agency/organization to perform utility analysis, while RRM structural engineers reviewed geotechnical and geologic reports received. Once the team completed the comprehensive review of both site locations, the analysis was compiled into this report for review and use by the OCFA Board of Directors for consideration and final determination of the Wildfire Resource Center.

## CHAPTER 3 – SAN CLEMENTE SITE LOCATION

### 3.a - Existing Conditions

#### 3.a.i - Location

The City of San Clemente is the southernmost city in Orange County and is approximately 19.1 square miles and has a population of 64,293 residents (2020 Census). To the west of the City is the Pacific Ocean and the City of Dana Point, Camp Pendleton is located to the south and east, the City of San Juan Capistrano is located to the north, and unincorporated County of Orange land and Rancho Mission Viejo is located to the north and east. Refer to *Exhibit 3-1: Regional Location Map* below.

*Exhibit 3-1: Regional Location Map*



#### 3.a.ii – Site

The San Clemente site location is comprised of two noncontiguous parts, both of which are part of an overall larger parcel that makes up the Vista Hermosa Sports Park. The first portion of land is approximately 1.8 acres and will be referred to as Site 1 moving forward. The second portion of land is approximately 2.3 acres and will be referred to as Site 2. Site 1 is directly west of Vista Hermosa Sports Park, located at the southwestern corner of Avenue Vista Hermosa and the Vista Hermosa Sports Park access road. Site 2 sits at the southwestern intersection corner of Avenida La Pata and Avenue Vista Hermosa and is adjacent to Orange County Fire Station No. 59. Refer to *Exhibit 3-2: Site Location Map* that outlines the boundaries of Site 1 and Site 2.

*Exhibit 3-2: Site Location Map*



### **3.a.iii – Road Network**

Important road network connections to surrounding Orange County municipalities includes Interstate-5, which runs generally north-south and is approximately 1.5 miles due west of the site location, and is accessible by driving west along Avenue Vista Hermosa. Additionally, Avenida La Pata is a major thoroughfare in the area, which runs north-south and has an ultimate connection to Ortega Highway to the north.

### **3.a.iv – Current Conditions**

Surrounding uses to the site location include open space directly to the north and south, commercial uses to the north, and residential uses spread across the canyons in each direction. At the time this report is being written, Site 1 and Site 2 are both currently vacant. Site 1 abuts public open space to the west and south and an existing park across an access road to the east. Site 1 could provide access from either Avenue Vista Hermosa or the access road for the Vista Hermosa Sports Park running directly east of the site. However, a preliminary review of Site 1 by OCFA anticipates the need for a new signalized intersection and median improvements to allow western turn movements along Avenue Vista Hermosa. Orange County Fire Station No. 59 lies directly adjacent to Site 2 along the southern border with an existing ballpark located upslope along the western border. Access to Site 2 could be provided from either Avenida La Pata, Avenue Vista Hermosa, or both. Existing infrastructure and utilities are located within the immediate vicinity of the site, however would require laterals to connect to these existing facilities. A detailed description of the existing utilities can be found in Section 3d. Refer to *Exhibits 3-3 through 3-6* below for imagery of existing conditions at the site locations.



*Exhibit 3-3: Site 1 Existing Conditions (at southwest looking north)*



*Exhibit 3-4: Site 1 Existing Conditions (at southwest looking east)*



*Exhibit 3-5: Site 2 Existing Conditions (at northwest looking south/southeast)*



*Exhibit 3-6: Site 2 Existing Conditions (at northeast looking west)*



### **3.b - Land Use and Zoning**

The City of San Clemente General Plan, adopted in 2014 and amended in 2022, has assigned land use designations of Open Space Public (OS-1) for Site 1 and Neighborhood Commercial 1.2 (NC1.2) for Site 2. Cities and counties are required by the State of California to establish General Plans to guide future development through long-term visions, goals, and policies. Each parcel within a city or

county boundary is assigned a land use designation that establishes allowable land uses on each individual parcel. Both sites in San Clemente are located within the Forster Ranch Specific Plan, originally adopted in 1998. The Forster Ranch Specific Plan designates Site 1 as Open Space Public (OS-1) and Site 2 as Neighborhood-Serving Commercial (NC). In general, specific plans implement the goals of the General Plan, while assigning more tailored development standards to a designated area to guide future development.

According to the Forster Ranch Specific Plan, Public Facilities, which would include fire stations and facilities, are a permitted use for Site 2 within the NC zone, however, Public Facilities are not explicitly listed as a permitted use within the OS-1 zone of Site 1. The City of San Clemente provided clarification on this matter and confirmed that while Public Facilities are not explicitly listed as a permitted use in the Forster Ranch Specific Plan for Site 1, Public Facilities would be considered with similar development standards to Site 2, as it is consistent with the purpose and applicability of the OS-1 zone in the Forster Ranch Specific Plan Chapter 5, Section 506, as allowed under MC 17.04.040. This information was confirmed by City of San Clemente staff during a consultation meeting held on February 12, 2024. Applicable development standards such as height, setbacks, floor area ratio (FAR), and lot coverage can be found in *Table 3-1: Forster Ranch Specific Plan Development Standards* below.

*Table 3-1: Forster Ranch Specific Plan Development Standards*

	<b>Neighborhood-Serving Commercial (NC)</b>	<b>Open Space Public (OS-1)</b>
<b>Max. Lot Coverage</b>	50% of lot area (pursuant to MC 17.36.030C).	Determined through the discretionary review process, as required in Table 17.44.020.
<b>FAR</b>	0.35 (pursuant to MC 17.36.030C).	Determined through the discretionary review process, as required in Table 17.44.020.
<b>Max. Height</b>	33 ft. to Top of Roof; 26 ft. Plate; 2 Stories (pursuant to MC 17.36.030C).	Determined through the discretionary review process, as required in MC 17.44.030, Open-Space Zone Development Standards Table.
<b>Min. Setbacks</b>	30 ft. for buildings up to 20 ft. in height; 50 ft. for buildings 20 ft. or over. In all cases 50 ft. average per each scenic highway frontage (Both Avenida La Pata and Avenue Vista Hermosa are listed as scenic highways in the City's General Plan).	20 ft. from any street (pursuant to Forster Ranch Specific Plan).
<b>Parking</b>	Determined by City of San Clemente City Planner pursuant to MC 17.64.050.A.2.	Determined by City of San Clemente City Planner pursuant to MC 17.64.050.A.2.



### **3.c – Surplus Land Act Analysis**

The OCFA Board of Directors requested the consultant team to research the applicability of the Surplus Land Act (SLA) and what steps were needed to obtain compliance in accordance with the State of California Housing and Community Development Department (HCD). The Surplus Land Act was amended in 2020 with AB1486, which required public agencies looking to sell or lease land to make the surplus land first available to affordable housing developers before any transaction takes place.

During a preliminary consultation meeting on February 12, 2024, City of San Clemente staff confirmed the San Clemente sites could be either sold or leased to OCFA to serve as the future location of the Wildfire Resource Center. After conducting internal research and consulting with HCD, the consultant team concluded that the transaction between the City of San Clemente and OCFA would be exempt from Surplus Land Act regulations. To verify this finding, the consultant team submitted a request for Technical Assistance to HCD on March 13, 2024. On March 18, 2024, HCD relayed the following information regarding the site locations:

*“Exempt Surplus” under Gov. Code section 54221(f)(1)(D), which reads: “Surplus land that a local agency is transferring to another local, state, or federal agency, or to a third-party intermediary for future dedication for the receiving agency’s use...”*

To ensure County Fire Authorities qualified as “Public Agencies” under SLA, the RRM team followed-up and asked HCD the following question, “Are County Fire Authorities considered public agencies and thus exempt from SLA if land is being transferred from a City?” HCD’s answered in the affirmative as follows:

*“They [County Fire Authorities] are considered a public agency and therefore qualify for the above stated exemption.”*

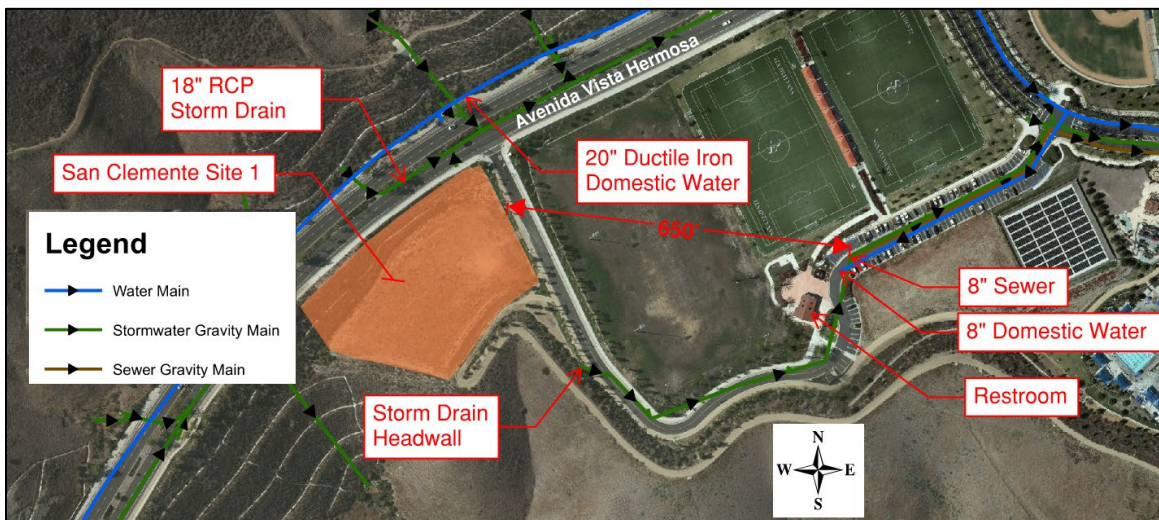
In addition to verifying the applicability of the SLA, OCFA requested identification of corresponding procedures required to declare the site exempt from the SLA. The City of San Clemente as the owner would be responsible for declaring the property “exempt surplus” based on the Gov. Code Section 54221(f)(1)(D) for the specified purpose of transferring to another local agency. This acknowledgement of “exempt surplus” would come in the form of a resolution or declaration by the City. The City would then be required to submit the adopted version of the declaration to HCD for a final determination letter that the transfer of property from a public agency to another public agency complies with the SLA. Once HCD receives the adopted resolution/declaration, it typically takes on average 30 days or less for a final determination letter to be provided to the corresponding agency.

### **3.d – Preliminary Utilities Review**

An important part of assessing the viability of the potential San Clemente site locations is determining existing utilities in proximity of the site. This aides in establishing the level of effort required to make the site operational. In order to complete this task, the consultant team reviewed the City of San Clemente utility atlas maps, as-built and permitting documents for the adjacent sports park, and as-builts for the adjacent fire station (Site 2 only).

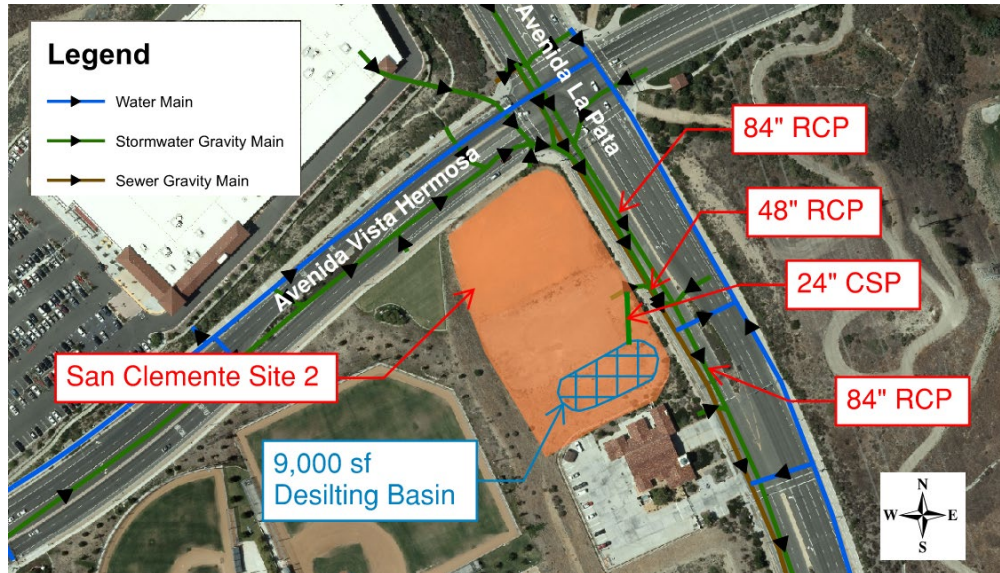
For Site 1, utility information for storm drain, sewer, water, and reclaimed water were all assessed (Exhibit 3-7). Along Avenida Vista Hermosa, there is an existing 20-inch ductile iron domestic water line on the north side of the road, and an existing 18-inch reinforced concrete pipe (RCP) towards the center of the road. Based on the available information, there are currently no sewer or reclaimed water utilities along Avenida Vista Hermosa for the project to access. Outside of Avenida Vista Hermosa, the nearest sewer water, and potentially reclaimed water lines are located approximately 650 feet southeast of Site 1, adjacent to the restroom facility and westernmost soccer field at Vista Hermosa Sports Park. Based on the available information, it is unclear if reclaimed water piping is included all the way up to the restroom area or not. According to the Vista Hermosa Sports Park Master Plan, the water and sewer are both 8-inch lines. To access these lines for use, the project would need to trench and install ~1,000 feet of sewer and water lines. Based on the size of the above water, sewer, and reclaimed water pipes, it is assumed that there would be capacity to accommodate for the demand of the new facility. In addition, outside of Avenida Vista Hermosa, the nearest storm drain utility is a headwall approximately 250 feet to the southeast. From the provided sports park rough grading plans, the site is graded to drain southeast towards an existing drainage swale before reaching the aforementioned mentioned headwall.

*Exhibit 3-7: Site 1 Utility Locations*



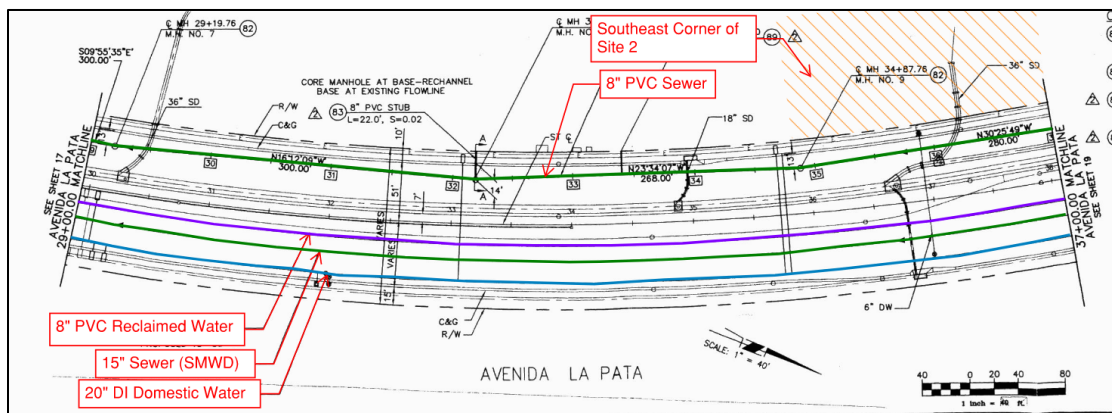
For Site 2, utility information for storm drain, sewer, water, and reclaimed water were all assessed. Within the right-of-way, along Avenida La Pata, there is an existing 48-inch RCP storm drain line that transitions to an existing 84-inch RCP line at the edge of the Site 2 property (*Exhibit 3-8: Site 2 Utility Locations*). On the southern boundary of Site 2, there is an existing approximately 9,000 square foot desilting basin that connects to the 48-inch RCP via a 24-inch corrugated steel pipe (CSP). Therefore, access to storm drain utilities for the future construction of Site 2 would only require minor trenching and a new connection to the 48-inch RCP but would need to be determined if the existing desilting basin still has an active use. Based on visual evidence from February 2024, the existing desilting basin appears to still be in use. Preliminary feedback from the City of San Clemente staff indicated that the existing desilting basin drainage feature could be potentially reorganized or adapted.

*Exhibit 3-8: Site 2 Utility Locations*



Also, within the right-of-way along Avenida La Pata, there is an existing 8-inch PVC sewer main, a 15-inch sewer main, a 20-inch ductile iron domestic water line and an 8-inch PVC reclaimed water line (*Exhibit 3-9: Avenida La Pata Utility Information*). Based on the available information, there are currently no stubs provided for the above utilities to the site location, therefore the project would require trenching and installation of new connections to all of the above utilities to serve the site location. Based on the size of the above water, sewer, and reclaimed water pipes, it is assumed that there would be capacity to accommodate for the demand of the new facility.

*Exhibit 3-9: Avenida La Pata Utility Information*



### 3.e – Site Physical Challenges

To gain a further understanding of the developability of Site 1 and Site 2, the structural engineers on the consultant team asked the City of San Clemente to provide all relevant geotechnical documents associated with the underlying parcel (APN: 678-163-01). A list of the reports that were analyzed can be found in *Appendix A - Materials Provided by Public Agencies and/or Organizations*. Several of the

reports included in the package provided by San Clemente addressed sites just outside the Site 1 and Site 2 boundaries, however, these reports were still taken into consideration when identifying potential physical challenges. The structural engineering analysis of the site locations found potential physical challenges and while both Site 1 and Site 2 are developable as they exist today, the sites will be challenging to develop to support a Risk Category IV Building. The structural engineers had the following geotechnical findings:

1. This area has soils that are highly expansive, and highly corrosive to concrete, metals, and copper. The corrosive soils require an elevated concrete mix design including the use of Type IV concrete and a higher than code prescribed concrete design strength. Some areas of the surrounding developments were found to have perched groundwater.
2. Soil settlement is of high concern and will require additional geotechnical study should this group of sites be selected. In some of the adjacent projects, primary settlement of up to 8" was expected with 1"-3" of differential settlement across the structures.
3. While most of the adjacent projects utilized a traditional over-excavation process, there was one that employed a rock column approach to densify the existing soils in place. These rock columns were 12" diameter, set in 15'-0" on center rows under the improvements. Rock columns are a specialty trade and require additional engineering coordination between the design structural engineer of record and the rock column designer. These considerations should be weighed when electing between the two project locations.
4. The largest geotechnical concern, and potentially the most impactful, is the presence of landslide prone regions. There have been various approaches to these landslides within the reference documents. One geotechnical report allowed the landslide zone to stay, as long as it was locked in by stable soil on all sides. Another elected to provide slope anchors to stabilize the areas in place. Detailed consideration of this hazard shall be provided in the site specific geotechnical investigation if this project location is selected. These landslide slip planes are inclusive to the plot of land under consideration.

Due to all of the above, the design criteria such as bearing pressure, passive pressure and coefficient of friction are below the expected values. These low soils design criteria will result in larger foundations and more robust systems.

Based on review of the site and available documentation, this site will be challenging to develop to support a Risk Category IV building. Due to the landslide and settlement concerns outlined above, the proposed development would carry a cost of two to three times the foundation cost of a traditional shallow system for an equivalent, Risk Category IV building.

In response to the geotechnical findings, the following is a brief list of structural considerations to address the concerns.

1. The use of a higher concrete mix design is not of large structural impact. Concrete design strength for a Risk Category IV building, in our experience, is typically 4,000 – 5,000 psi. This would combat the high sulfate that occurs in the site soils, as well as provide the appropriate support for the proposed project.

2. The soil settlement potential is of utmost structural importance. If these proposed buildings were to experience the 1-3" of differential settlement across the building, it may have impact to the operational level. Expected impacts would include cracking or sloping of concrete slabs, doors or windows not being operational, or driveway aprons not aligning with the building. The best approach is to provide a robust soil remediation program and foundation that is designed to resist these settlements. Foundation systems could be a waffle slab with interior grade beams at regular intervals to stiffen the system, a mat slab with increased thickness throughout the building, or a post-tensioned slab with high strength tendons. Each of the highlighted systems carry additional cost impact.
3. As for the landslide hazard, the impact to the project would depend on how the planned development(s) align with the slip planes. If the building crosses into a landslide region, one solution could be the use of deep foundation elements to anchor the building below the slide plane. The structural requirements typically dictate that the foundation system must be uniform throughout the building, so this would cause the entire building to be placed on deep foundation elements. These deep foundation elements would mitigate the settlement concern outlined above. If the landslide zone can be limited to outside of the building, the site design would need to account for this potential hazard.

The complete structural engineering analysis memorandum can be found in Appendix G.

### **3.f – Preliminary CEQA Review**

The consultant team conducted a preliminary review of both San Clemente site locations by referencing existing planning and environmental documents related to the sites provided by the City of San Clemente. The consultant team found that the proposed development would be subject to the California Environmental Quality Act (CEQA). Based on the desired OCFA Wildfire Resource Center programming, it is anticipated that an Initial Study/Negative Declaration (IS//ND) or Initial Study/Mitigated Negative Declaration (IS/MND) would need to be prepared to comply with CEQA. The IS/ND or IS/MND would be subject to the minimum 30-day public review period and would be subject to public hearing with the Planning Commission.

The anticipated timeline to prepare the IS/ND or IS/MND, inclusive of technical studies and public hearing, would be a minimum of 4 months and could extend to 8 months assuming no project delays. This anticipated timeline assumes that all technical studies are completed prior to drafting the IS/ND or IS/MND.

Pursuant to CEQA Guidelines Section 15371, “Negative Declaration” means a written statement by the Lead Agency briefly describing the reasons that a proposed project, not exempt from CEQA, will not have a significant effect on the environment and therefore does not require the preparation of an EIR. The contents of a Negative Declaration are described in Section 15071.”

Pursuant to CEQA Guidelines Section 15369.5, “Mitigated Negative Declaration” means a negative declaration prepared for a project when the initial study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the



environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.”

Phase I Environmental Site Assessments were prepared by the City’s third-party consultant in January 2024 for the site location which looked at the physical setting, historical records review, regulatory records review, environmental records, vapor evaluation, building department/property appraiser information, and any prior reports completed. As a follow-up to the Phase I Environmental Site Assessments, the City’s third party consultant also provided a memorandum summarizing the likelihood of the presence of threatened or endangered species, historic resources, and tribal resources. While the memorandum did not identify any significant resources on either site, it recommended additional analyses for a general habitat assessment/evaluation and cultural and paleontology survey/evaluation.

As a follow up to the Phase I Environmental Site Assessments, the City’s third party consultant prepared a site specific biological resources analysis completed in June 2024 and a draft version of a cultural resources analyses, which will be required for CEQA analysis. These technical reports provided by the City’s third-party consultant recommended mitigation measures and additional analyses be conducted for the CEQA document should the project be developed on either site. Upon completion of this analysis the final version of the cultural resources analysis had not been received and therefore has not been fully reviewed for the purposes of this report.

For the biological resources analysis, the report identified the potential for special status plants and wildlife to occur on or adjacent to the site location. The report recommends preparation of an additional biological resources technical report to analyze potential project related impacts, as well as preconstruction nesting surveys and formal wetland delineation. Should special status plants and/or wildlife be found and/or presence of wetland confirmed, assumed construction timeline within this report may be delayed and additional local/state/national permitting may be required.

The complete environmental documents analysis can be found in Appendix H. The complete site specific biological resources analysis can be found in Appendix I.

### **3.g – Development Process/Timeline**

Prior to preliminary consultation meetings with the City of San Clemente staff, the consultant team conducted preliminary due diligence and determined approval of a Development Permit (Site Plan Permit) with a Planning Commission hearing would be required for entitlement approval, pursuant to the applicable Forster Ranch Specific Plan requirements. The Development Permit (Site Plan Permit), Design Review Subcommittee review, and Planning Commission hearing requirement was confirmed by City of San Clemente staff during a consultation meeting held on February 12, 2024. The Wildfire Resource Center Facility would require review by the Design Review Subcommittee and discretionary approval would be required by the Planning Commission to ensure consistency with the City of San Clemente General Plan, Forster Ranch Specific Plan, and City of San Clemente Zoning Code.

City of San Clemente staff estimated from Development Plan Permit application submittal to approval by the City of San Clemente Planning Commission would take approximately four to six

months, however, this timeline could vary due to a number of factors. Additionally, the City of San Clemente provided a timeline for construction document plan check review and approval. Per City staff, the City aims to return comments to the applicant within 15 days of initial submittal, within 10 days of the second submittal, and 5 days for every remaining submittal. Assuming the design team takes approximately one month to respond to comments with each submittal, it is estimated that the construction document plan check review and approval process could take approximately four to six months. In an effort to streamline the entitlement process, the City of San Clemente suggested submitting for construction document plan check approval concurrently with the Development Plan Permit submittal. While concurrent processing is available, this timeline included in this analysis does not factor in any streamlining opportunities under concurrent processing.

The architectural team on the consultant team prepared a preliminary schedule identifying each phase of the project leading up to the opening of the future Wildfire Resource Center, which included an estimated entitlement timelines built into the schedule. The architectural team estimated the design development process will take approximately seven to eight months to finalize the building plans and construction documents. The complete schedule can be found in Appendix K.

The San Clemente site locations are currently vacant and are in what could be considered “rough pad” condition today. Construction could therefore commence once discretionary approval and construction document plan check approval has been received by the City of San Clemente. Therefore, a conservative, estimated construction start date of Quarter 4 of 2026 would be appropriate if OCFA were to submit the Development Plan Permit Application once the OCFA Board of Directors makes a determination on the location of the Wildfire Resource Center and the required plans and construction document sets have been developed. The above anticipated construction start date is based on the assumption that the timeline begins following the June 2024 OCFA Board of Directors meeting. The anticipated Quarter 4 of 2026 construction start date was identified based upon the following estimates included in the report above:

- Four to six months for Development Plan Permit approval, with initial submittal happening in January of 2025.
- Four to six months for construction document plan check approval with initial submittal occurring in March of 2026.
- Seven to eight months for design development and construction document plans preparation beginning in July of 2025.

It is important to note that the estimated construction date is subject to change and the timelines identified to create the conservative, estimated schedule were based on available information provided by the consultant team as well as information received from the City of San Clemente.

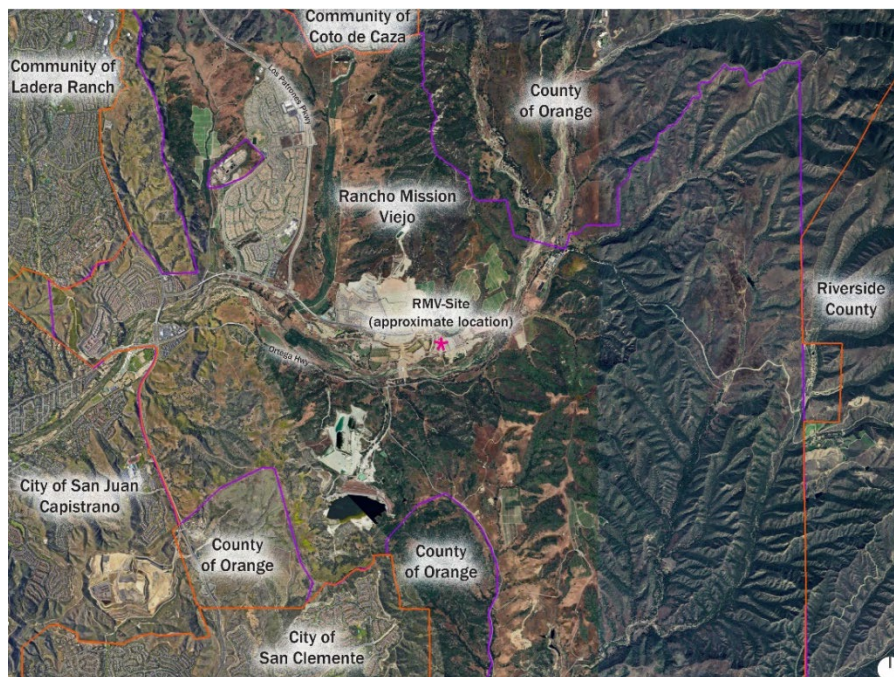
## CHAPTER 4 – RANCHO MISSION VIEJO SITE LOCATION

### 4.a - Existing Conditions

#### 4.a.i – Location

Located in southern Orange County, the community of Rancho Mission Viejo is located within the unincorporated portion of the County of Orange, with Camp Pendleton and the Cleveland National Forest to the east, unincorporated County of Orange to the north and south, the unincorporated community of Ladera Ranch and the City of San Juan Capistrano to the west, and City of San Clemente to the south. Rancho Mission Viejo is a County of Orange approved master planned community that includes existing development in addition to new development scheduled to be constructed in subsequent phases in the coming years. As it exists today, the entirety of Rancho Mission Viejo is approximately 23,000 acres made up of existing and planned residential housing and commercial uses, existing ranch uses, and open space. Currently, Planning Area 1 (Sendero) and Planning Area 2 (Esencia) have been completed, with Planning Area 3 currently under construction, and Planning Area 4, Planning Area 5, and Planning Area 8 to be developed during future phases. Planning Area 3, where the potential Wildfire Resource Center could be located, is currently under construction with grading and infrastructure improvements ongoing.

*Exhibit 4-1: Regional Location Map*



#### 4.a.ii – Site

The Rancho Mission Viejo site location (RMV site) is approximately five acres and is situated along the future Gibby Road within Rancho Mission Viejo. The RMV site was previously utilized for sand and gravel operations but is currently vacant. The RMV site, in addition to the surrounding area, will undergo further changes as Rancho Mission Viejo, LLC continues with ongoing grading and



infrastructure improvements in preparation for Planning Area 3 development. Additional information regarding the grading and infrastructure improvements can be found in Subsections 4d and 4e. *Exhibit 4-2: Site Location Map* below outlines the general location of the RMV site.

*Exhibit 4-2: Site Location Map*



#### **4.a.iii – Road Network**

Important nearby circulation options include a connection to California State Route 74, also known as Ortega Highway (SR 74), through future improvements and extension of Gibby Road, which runs directly south of the RMV site. A future Coyotes Private Access Road connecting Cow Camp Road to Gibby Road just west of the RMV site is also planned. Rancho Mission Viejo staff anticipate the final extension of Gibby Road and adjacent future Coyotes Private Access Road as well as associated infrastructure improvements to be completed by the end of Quarter 2 of 2025. Connection to Interstate-5 is available by traveling west along Ortega Highway, which is approximately 6 miles. Access to south Orange County is also available via Avenida La Pata accessible by traveling west along Ortega Highway. In addition, Los Patrones Parkway is accessible via Cow Camp Road to the northwest, which connects to California State Route 241 (SR 241), a toll road, and other Orange County municipalities beyond.

#### **4.a.iv – Current Conditions**

Future Rancho Mission Viejo Planning Area 3 residential and commercial development will be located directly adjacent to the RMV site. At this time, specific adjacent uses to the RMV site are undefined and are currently undergoing grading and infrastructure improvements, however, preliminary plans that were analyzed show potential multi-family residential uses to the north, with a variety of commercial and residential uses located elsewhere in the vicinity. Future access to the

RMV site could be provided along Gibby Road and/or Coyotes Access Road, a private utility access. As previously mentioned the estimated completion date for grading and infrastructure improvements is anticipated by the end of Quarter 2 of 2025. This information was confirmed by Rancho Mission Viejo, LLC during a preliminary consultation meeting on February 14, 2024.

*Exhibit 4-3: RMV Site Existing Conditions (at northwest looking southeast)*



*Exhibit 4-4: RMV Site Existing Conditions (at northeast looking southwest)*





*Exhibit 4-5: RMV Site Existing Conditions (at north looking south)*



*Exhibit 4-6: RMV Site Existing Conditions (at west looking east)*



#### 4.b - Land Use and Zoning

The RMV site is situated in the County of Orange jurisdiction and according to the County of Orange General Plan, has been assigned a Land Use designation of Suburban Residential (1B). Pursuant to the County of Orange Zoning Map, the site location has been given a zoning designation of Planned Community (PC). This zoning designation refers to the Planned Community Plan to assign standards and entitlement permit requirements for the site location. The Orange County Board of Supervisors approved The Ranch Plan, adopted on November 8, 2004, which serves as the regulating planning and policy document for the RMV site.

The Ranch Plan is further broken up into Area Plans to implement the goals and policies of the General Plan and The Ranch Plan with more focus placed onto specific locations. The RMV site is located within the Planning Areas 3 and 4 Master Plan and the development standards are addressed by the Master Area Plan and Subarea Area Plans of Planning Area 3 and Sub-Area 3.14. Community Facilities, which would include fire and fire related facilities, are listed as a permitted use within Sub-Area 3.14. This information was confirmed by Rancho Mission Viejo during a preliminary consultation meeting on February 14, 2024 and by the County of Orange during a preliminary consultation on February 7, 2024. Applicable development standards such as height and parking can be found in Table 4-1.

*Table 4-1 Development Standards*

	<b>Sub-Area 3.14</b>
<b>Floor Area Ratio (FAR)</b>	N/A
<b>Max. Lot Coverage</b>	N/A
<b>Max. Height</b>	35 ft.
<b>Setbacks</b>	Front or side abutting a street setback: 10 ft. min. Front, rear or side not abutting a street setback: 10 ft. min.
<b>Parking</b>	Parking analysis will be required to determine parking requirements.

#### 4.c – Surplus Land Act Analysis

The consultant team analyzed the RMV site for applicability of the Surplus Land Act and determined the site would be exempt from Surplus Land Act requirements due to ownership by the Rancho Mission Viejo, LLC company, which is not a public agency.

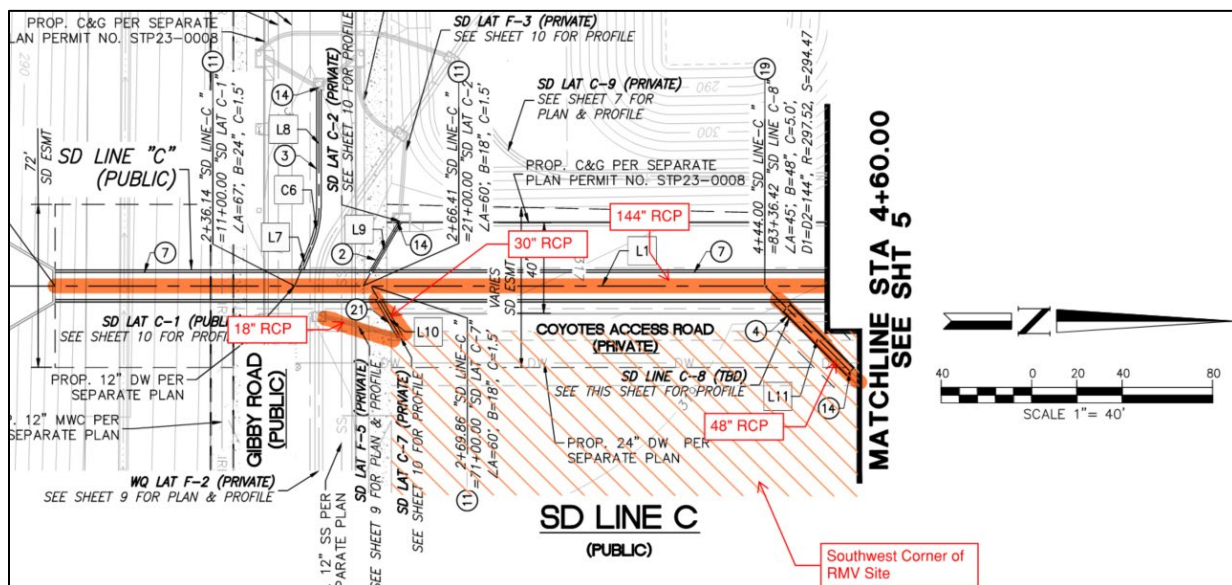
#### 4.d – Preliminary Utilities Review

An important part of assessing the viability of the potential RMV site was determining utilities existing and planned in proximity of the site location in order to establish the level of effort required to make the site operational. The consultant team reviewed the as-built plans and permitting plans for the currently developed portion of the area and future development plans of Sub-Area 3.14, storm drain, sewer, water, and reclaimed water. Under existing conditions, the site location and surrounding area is currently undeveloped with only a small, paved road adjacent to the site used to access the existing recycling facility to the east. There are currently no accessible utilities for water, reclaimed water, sewer, or storm drain within the direct vicinity of the site location. Providing access to these

utilities for the RMV site is dependent on the future development of Sub-Area 3.14 by Rancho Mission Viejo, LLC. As of Quarter 1 of 2024, grading and infrastructure improvements are ongoing within Sub-Area 3.14. Part of the Sub-Area 3.14 development includes the extension and improvement of Gibby Road along the southern boundary of the site location, as well as the construction of Coyotes Access Road, a private utility access, located directly west of the site location, that would run south from the current end of Cow Camp Road and connect to Gibby Road.

In preparation for future development of the site location, the plans show three proposed laterals connecting to the RMV site that are to be capped until the site location is developed. One 18-inch RCP lateral is to connect the RMV site to the water quality basin to the west, that is planned to treat the runoff from the site accounting for an 80% imperviousness. The other two 48-inch and 30-inch RCP laterals are for standard drainage purposes, and they connect to the 144-inch RCP main line. If the site is selected for development, the laterals shown in *Exhibit 4-7: Storm Drain Improvements* will adequately serve the proposed development. Site improvements would be needed for drainage facilities that tie into these laterals.

### Exhibit 4-7: Storm Drain Improvements



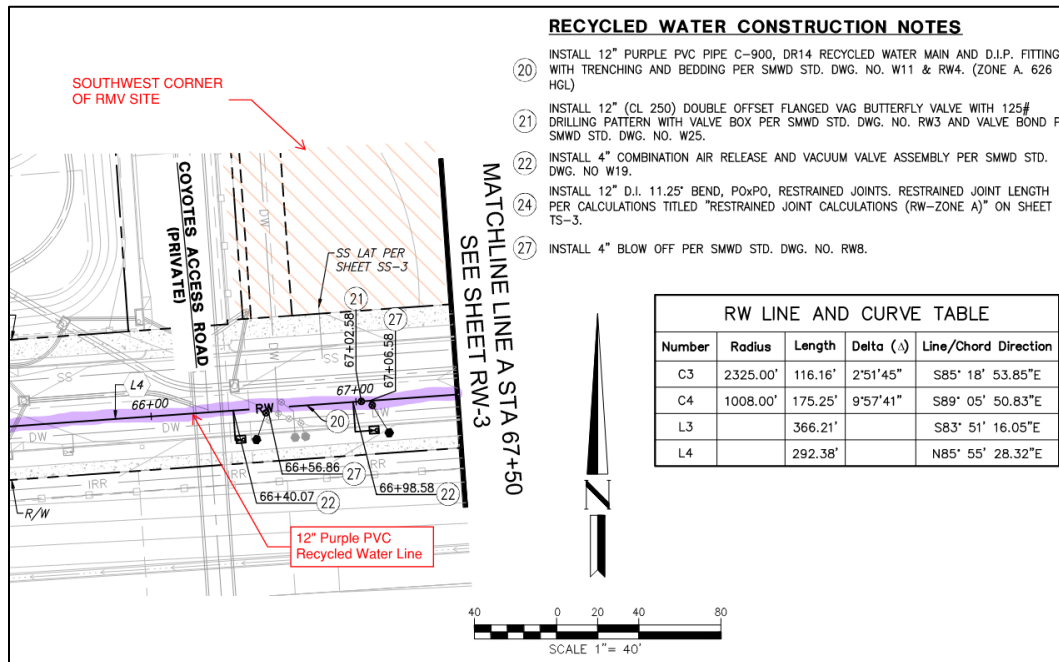
To understand future access to sewer facilities, construction plans of Domestic Water, Recycled Water, and Sanitary Sewer Improvement Plans For Planning Area 3.14 were assessed (*Exhibit 4-8: Sewer Improvements*). These plans depict a 12-inch PVC sewer main to be constructed on the north side of the future Gibby Road extension and a 6-inch sewer lateral stubbed out to the southwest corner of the RMV site.





To understand future access to recycled water facilities, construction plans of Domestic Water, Recycled Water, and Sanitary Sewer Improvement Plans For Planning Area 3.14 were assessed (*Exhibit 4-10: Recycled Water Improvements*). The recycled water facilities proposed per the plans consists of a 12-inch purple PVC pipe running parallel to the Gibby Road extension, 8 feet south of the proposed centerline.

*Exhibit 4-10: Recycled Water Improvements*



Once these utility improvements are constructed, connection to the sewer would be via the on-site stubbed lateral, however the water and recycled water connections would require the installation of new meters and connections within the RMV site. Based on the size of the above water, sewer, and reclaimed water pipes, it is assumed that there would be capacity to accommodate for the demand of the Wildfire Resource Center facility.

Dry utilities will be stubbed and provided for future development with final locations determined by the end of Quarter 3 of 2024.

#### 4.e – Site Physical Challenges

To gain a further understanding of the developability of the RMV site, the consultant team asked the County of Orange and Rancho Mission Viejo to share all relevant geotechnical documents associated with the underlying parcels (APN: 125-165-06 and 125-165-50). A list of the reports that were analyzed can be found in *Appendix A – Materials Provided by Public Agencies and/or Organizations*. While the analysis of the RMV site found potential physical challenges, overall, the RMV site is generally developable as it will be constructed per the infrastructure and improvement plans. The consultant team had the following geotechnical findings:

1. Undocumented fill has been documented in this area, but is typically shallow in depth. The fill material has been deemed unsuitable for building loading and shall be removed as part of grading efforts. The fill material can be processed and used as engineered fill with proper lifts and compaction requirements. The underlying older alluvium and terrace deposits are suitable for building support, as are the bedrock formations.
2. The existing slopewash material is also unsuitable for the proposed building loads and shall be removed as part of the grading operations. In some of the areas, this could be as deep as 80'-0". There are also large boulders on the site; they will need to be removed as part of the site development. During geotechnical exploration large concrete pieces were encountered at depths around 20'-0". Heavy equipment may be required to handle these elements during grading.
3. This area is underlain with bedrock formations, that will support the proposed project. The site is comprised of Santiago and Silverado formations. Groundwater may be high in some areas and require dewatering efforts during the course of construction.
4. There is some concern about expansive soils (classified as medium) and settlements (1" maximum under dynamic loading, 3" total), these concerns can be mitigated with the removal of fill material. The bedrock will not experience either of these concerns, and depending on the bedrock elevation, the building pad preparation can be designed to mitigate these in the fill placement.
5. While the site is within a Liquefaction Zone, this appears to be limited to certain areas. A site specific geotechnical investigation shall be conducted, with the proposed complex layout, to review any liquefaction hazard.

Based on review of the site and available documentation, the site is appropriate for the proposed development. It is our understanding that the above concerns are currently being mitigated by mass grading operations ongoing at the site location.

In response to the geotechnical findings, the following is a brief list of structural considerations to address the concerns:

1. A majority of the geotechnical findings can be mitigated with grading operations and founding the building pad on the bedrock or older alluvium terrace deposits. The only remaining concern is the potential for liquefaction. This hazard is locally present near the San Juan Creek area. Our site does have some exposure to the South, but with placement of the complex, we hope to mitigate the concern as it relates to the building.
2. The bedrock will make for a great structural support and will result in decreased footing sizes due to the natural strength of the material.

The complete structural engineering analysis memorandum can be found in Appendix G.

#### **4.f – Preliminary CEQA Review**

The consultant team conducted a review of the existing environmental documents related to the RMV site, including Program Level Environmental Impact Report (EIR) 589, certified in 2004, and Planning Area 3 Addendum to EIR 589. The consultant team found that the RMV site and envisioned use is covered under these documents and as such would not result in new impacts or warrant new



mitigation measures beyond those identified in the existing environmental documents. Therefore, the proposed Wildfire Resource Center would not be subject to additional CEQA review but would be subject to a ministerial plan check review process by the County of Orange, including a consistency memorandum to show that the project was previously analyzed and that no new impacts or mitigation measures are required as well as a standard application review and compliance with applicable development standards

The complete environmental documents analysis can be found in Appendix J.

#### **4.g – Development Process/Timeline**

The consultant team conducted due diligence on the RMV site to understand the entitlement processes necessary to obtain planning approval. Once this information was reviewed, the consultant team met with staff from the County of Orange and separately Rancho Mission Viejo where representatives from each were able to confirm a Site Development Permit would be required per the Master Area Plan. As mentioned above, the RMV site is situated within unincorporated Rancho Mission Viejo, and therefore the County of Orange serves as the governing jurisdiction for Site Development Permit Applications and entitlement processing. The Site Development Permit would require ministerial (staff level) approval from the County of Orange Director of Planning and Development Services. No Planning Commission hearing is required.

It is worth mentioning that the County of Orange has a designated team in the Development Services Division that is dedicated to reviewing projects proposed within Rancho Mission Viejo. In addition to the Site Development Permit review by the County of Orange, Rancho Mission Viejo, LLC would also analyze the proposed Wildfire Resource Center with Design Review Standards to ensure the project design is compatible with surrounding uses. County of Orange and Rancho Mission Viejo staff estimated the timeline of Site Development Permit application submittal to final approval would take approximately four to six months.

Rancho Mission Viejo, LLC and the County of Orange also estimated a four to six month timeframe to complete the construction document plan check process with approval. Additionally, Rancho Mission Viejo, LLC suggested submitting for construction document plan check review concurrently with the Site Development Permit after receiving the first round of comments of the Site Development Permit application as a way to expedite the overall development review timeline. While concurrent processing is available, this timeline included in this analysis does not factor in any streamlining opportunities under concurrent processing.

The consultant team prepared a schedule for the RMV site to outline each phase of the project leading up to the opening of the future Wildfire Resource Center with the estimated entitlement timelines built into the schedule. The consultant team is estimating the design development process will take approximately seven to eight months to finalize the building plans and construction documents with kick-off beginning August 2025. The complete schedule can be found in Appendix L.

The RMV site and surrounding areas is currently undergoing significant grading and infrastructure improvements with an anticipated completion date by the end of Quarter 2 of 2025, per the Rancho

Mission Viejo Company, LLC. Construction could therefore commence once discretionary approval and construction document plan check approval has been received from the County of Orange. Therefore, a conservative, estimated construction start date of Quarter 3 of 2026 would be appropriate if OCFA were to submit the Development Plan Permit Application once the OCFA Board of Directors makes a determination on the location of the Wildfire Resource Center and the required plans and construction document sets have been developed. The above anticipated construction start date is based on the assumption that the timeline begins following the June 2024 OCFA Board of Directors meeting. The anticipated Quarter 3 of 2026 construction start date was identified based upon the following estimates included in the report above:

- Four to six months for Site Development Permit approval with initial submittal happening in November of 2024.
- Four to six months for construction document plan check approval with initial submittal occurring in January of 2026.
- Seven to eight months for design development and construction document plans preparation beginning in August of 2025.

It is important to note that the estimated construction date is subject to change and the timelines identified to create the conservative, estimated schedule were based on available information provided by the consultant team as well as information received from the County of Orange and Rancho Mission Viejo staff.

## **CHAPTER 5 – CONCLUSION**

Over the last several months, the multidisciplinary consultant team has analyzed the development potential of two sites – San Clemente Sites and RMV Site - to support the OCFA Board of Directors in reaching a determination on the location of the future Wildfire Resource Center. The site investigations conducted by the consultant team have identified potential opportunities and challenges for each site location and identified the existing approval processes and procedures in place that will ultimately inform the project schedule for constructing and completing this new facility. Based on the analysis conducted herein, the San Clemente site location has adjacent access to existing utilities and has provided a number of the required environmental technical studies, however the site location presents geotechnical challenges, will need to undergo environmental review under CEQA, and based on the identified processes have a longer estimated lead time to start construction. For the RMV site location, stubbed utilities are to be provided, geotechnical challenges are addressed, no additional CEQA review is required, and based on the identified processes has a shorter estimated lead time to start construction. Overall, both site locations under consideration are adequate to accommodate future development, whether it is the future Wildfire Resource Center or another use, and the OCFA Board of Directors should consider the utility, physical challenges, CEQA, and development processes information analyzed and included herein when making the final determination on the future Wildfire Resource Center location.

## **APPENDICES**

**A – Materials Provided by Public Agencies and/or Organizations**

**B – Existing Public Documents Reviewed**

**C – Log of Meetings with Public Agencies/Organizations**

**D – Public Agency Question Memorandum for County of Orange**

**E – Public Agency Question Memorandum for City of San Clemente**

**F – Organization Question Memorandum for Rancho Mission Viejo, LLC.**

**G – OCFA Structural Narrative**

**H – San Clemente CEQA Analysis Memorandum**

**I – San Clemente Biological Resources Technical Memorandum**

**J – RMV CEQA Analysis Memorandum**

**K – OCFA Wildfire Resource Center – Project Schedule San Clemente**

**L – OCFA Wildfire Resource Center – Project Schedule Rancho Mission Viejo**

## **Appendix A – Materials Provided by Public Agencies and/or Organizations**

### City of San Clemente

1. Phase 1 ESA – VHSPC – East (Dated: January 19, 2024)
2. Phase 1 ESA – VHSPC – West (Dated: January 19, 2024)
3. Environmental Review Memorandum (Dated: January 19, 2024)
4. CalGEM Well Locator – San Clemente
5. DOC-12002129 PG-1 (Dated: April 8, 2008)
6. DOC-12002129 PG-10 (Dated: April 8, 2008)
7. Flood Zone Map SC #1
8. Flood Zone Map SC #2
9. Geotech Map – 10171372
10. San Clemente Sites 1 & 2 Aerial (Date Received: January 24, 2024)
11. 10007558 – Station 59 Geo 12-1-2004-p0001 – p0077 (Dated: December 1, 2004)
12. 10017090 - Geo Report School Site - 11-12-2001-p0001 - p0091 (Dated: November 12, 2001)
13. 10019199 - GMU Report 9-5-2001-p0001 - p0350 (Dated: September 5, 2001)
14. 10078712 - 40-scale Geo Map Pg-3 10-23-2001-p0001 - p0003 (Dated: October 23, 2001)
15. 10088895 - Geo Obs RG Test 7-14-2005-p0001 - p0126 (Dated: July 14, 2005)
16. 10144380 - RG and Erosion Plan 3-18-2002-p0001 - p0014 (Dated: March 18, 2002)
17. 10170175 - Geo Report 10-2-2007-p0001 - p0050 (Dated: October 2, 2007)
18. 10170176 - Geo Soil for SCAC 7-18-2007-p0001 - p0039 (Dated: July 18, 2007)
19. 10170177 - Geo Investigation Eval of Surface 6-8-2007-p0001 - p0035 (Dated: June 8, 2007)
20. 10171372 - GMU Geo Map Proj 99-60-10 6-20-07-p0001 - p0007 (Dated: June 20, 2007)
21. 10195486 - Aloha Wave Pool Geo 9-18-2014-p0001 - p0053 (Dated: September 18, 2014)
22. 10208226 - CEQA VHSP 2005-2006-p0001 - p0095 (Dated: 2005-2006)
23. 10231345 - Geo Review Summary Sheet 11-15-2010-p0001 - p1073 (Dated: November 15, 2010)
24. 12002208 - LGC Geo Recomm 3-12-2008-p0001 - p0051 (Dated: March 12, 2008)
25. 80000049 - FORSTER RANCH EIR 3-7-1995-p0001 - p0954 (Dated: March 7, 1995)
26. 100821121 - Geo RG Testing 7-14-2005-p0001 - p0155 (Dated: July 14, 2005)
27. xxxxx7400007 - Geo Study 5-7-2001-p0001 - p0238 (Dated: May 7, 2001)
28. 67816-00 (Dated: January 2012)
29. All Utility Main Disclaimer 11x17
30. AVENIDA VISTA HERMOSA AVH SPORTS PARK 2006 - 2007-p0001 - p0098 (Dated: 2006-2007)
31. AVENIDA VISTA HERMOSA AVH SPORTS PARK STORM WATER POLLUTION PREVENTION PLAN SWPPP AND WATER QUALITY MANAGEMENT PLAN WQMP ASSOCIATED PHASE 1-p0001 - p0040 (Dated: April 2, 2007)
32. F5 storm drain (Dated: February 6, 2014)
33. F5 water (Dated: March 12, 2013)
34. F6 sewer (Dated: March 12, 2013)
35. F6 storm drain (Dated: February 6, 2014)
36. F6 water (Dated: March 12, 2013)
37. Fire Station 59 Hydrology Study-p0001 - p0002 (Dated: May 5, 2004)
38. G5 sewer (Dated: March 12, 2013)

39. G5 storm drain (Dated: February 6, 2014)
40. G5 water (Dated: March 12, 2013)
41. G6 sewer (Dated: March 12, 2013)
42. G6 storm drain (Dated: February 6, 2014)
43. G6 water (Dated: March 12, 2013)
44. Page 13 from Recycled Water Atlas\_12-9-2021 (Dated: December 9, 2021)
45. Pages from Storm Atlas 6-12-19 (Dated: June 12, 2019)
46. Pages from Water Atlas 9-29-2021 (Dated: September 29, 2021)
47. VISTA HERMOSA MEDIAN & SPORTS PARK AKA LA PATA LPVH PARK 2006 - 2010-p0001 - p0047 (Dated: 2006-2010)
48. VISTA HERMOSA SPORTS LPVH PARK & AVENIDA LA PATA CIVIC PADS ASSORTED DEVELOPMENT DOCS 2005 - 2008-p0001 - p0242 (Dated: 2005-2008)
49. VISTA HERMOSA SPORTS PARK MASTER PLAN & DEVELOPMENT STUDY APPENDICES 2005-p0001 - p0102 (Dated: 2005)
50. VISTA HERMOSA SPORTS PARK MASTER PLAN & DEVELOPMENT STUDY INITIAL STUDY & MITIGATION NEGATIVE DECLARATION 2006-p0001 - p0094 (Dated: August, 2006)
51. VISTA HERMOSA SPORTS PARK TRAFFIC ANALYSIS 2006-p0001 - p0099 (Dated: February 24, 2006)
52. VISTA HERMOSA SPORTS PARK TRAFFIC ANALYSIS DRAFT 2006-p0001 - p0106 (Date Received: February 24, 2006)

Rancho Mission Viejo

1. Phase 1 ESA OCFA WRC 12.8.23 Part 1 of 2 (Dated: December 8, 2023)
2. Phase 1 ESA OCFA WRC 12.8.23 Part 2 of 2 (Dated: December 8, 2023)
3. OCFA Wildfire Station RMV Value – Added Entitlement Summary (Dated: December 11, 2023)
4. CalGEM Well Locator – RMV
5. Review of RMV Site – Potential Flood Risks (Dated: October 26, 2023)
6. Seismic Hazard Zones – RMV
7. RMV Site (Dated: April 4, 2023)
8. 22-078-00 SubArea3.14\_RG (7-13-23) (Dated: July 13, 2023)
9. 2024-02-07\_3.14 Rough Grade WQMP (Dated: February 7, 2024)
10. 314197\_RG\_2024-02-14 (Dated: February 14, 2024)
11. 314197\_SS-DW-2023-12-13 (Dated: December 13, 2023)
12. 314197-SD-2024-02-16 (Dated: February 16, 2024)
13. TR 19227 2024-01-04 (Dated: January 4, 2024)

County of Orange

1. 125-165-50 - GRD22-0057\_Mass Grading Geotechnical Report (Dated: May 18, 2022)
2. GRD22-0057 Mass Grading Drainage Report – APPROVED (Dated: February 27, 2023)
3. Hydrology Exhibits – Approved (Dated: March 23, 2023)
4. MB22-0066 - Phase I ESA - Part 1 – ACCEPTED (Dated: November 7, 2022)
5. MB22-0066 - Phase I ESA - Part 2 – ACCEPTED (Dated: November 7, 2022)
6. TTM3\_14 APN Map (Dated: March 10, 2022)

7. DRAFT 8-31-20 Submittal\_153161-Special Provisions for CCR 2C-1- Sections F - Michael Baker (Dated: August 31, 2020)
8. DRAFT Cow Camp Road Phase 2C-1 - Risk Level 1 SWPPP - 2020-06-29 (Dated: June 29, 2020)
9. DRAFT Drainage Report Cow Camp Road Segment 2C-1 (Dated: October, 2020)
10. DRAFT Geotechnical Report Cow Camp Road Segment 2C-1 (Dated: February 28, 2020)
11. DRAFT OC14-0290 PA3 CCR 2C-1 LOS Summary\_20191203 (Dated: December 3, 2019)
12. DRAFT WQMP Cow Camp Road Segment 2C-1 (Dated: June 15, 2020)
13. GRD23-0060 Hydrology Report – APPROVED (Dated: February 14, 2024)
14. GRD23-0060 WQMP – APPROVED (Dated: February, 2024)
15. MB22-0044 PA-3&4 Conceptual WQMP – APPROVED (Dated: December 5, 2022)



## **Appendix B – Existing Public Documents Reviewed**

### *City of San Clemente*

1. City of San Clemente Centennial General Plan (Adopted February 2014, Amended December 2016)
2. Forster Ranch Specific Plan (Adopted November 1998)
3. City of San Clemente Municipal Code

### *Rancho Mission Viejo*

1. Ranch Plan Planned Community (Adopted November 8, 2004)
2. The Ranch Plan, Planning Areas 3 and 4 (Adopted February 25, 2015)

### *County of Orange*

1. The County of Orange General Plan
2. County of Orange Municipal Code

**Appendix C – Log of Meetings with Public Agencies/Organizations**

**1. City of San Clemente**

- a. February 12, 2024 (In-Person, San Clemente City Hall)

**2. Rancho Mission Viejo**

- a. February 14, 2024 (In-Person, Rancho Mission Viejo Headquarters)

**3. County of Orange**

- a. February 7, 2024 (In-Person, County of Orange Administration Building)



# MEMORANDUM

<b>Date:</b> February 7, 2024	
<b>To:</b> Justin Kirk, AICP	<b>Organization:</b> County of Orange
<b>From:</b> RRM Design Group	<b>Title:</b>
<b>Project Name:</b> Orange County Fire Authority Wildfire Resource Center	
<b>Topic:</b> Site Evaluation – Land Use and Zoning Research and Analysis	

## RRM TEAM:

### **Diane Bathgate, AICP, CNU-A**

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### **Michael Scott, LEED AP**

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### **Matt Ottoson, CNU-A (Primary Contact)**

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- mbottoson@rrmdesign.com

### **Ross Whitehead**

- (951) 542-1952
- rwhitehead@rrmdesign.com

### QUESTIONS FOR COUNTY OF ORANGE:

1. Based on our review of the Ranch Plan Planned Community Program, we believe a Site Development Permit is the appropriate permit, please confirm.
  - a. What is the average timeline for Site Development Permit approval?
  - b. Will the Site Development Permit review and approval be a ministerial process?
  - c. Will the Site Development Permit need to be accompanied by any additional studies during the initial submittal?
2. The development standards found below (see page 3) were taken from The Ranch Plan Planned Community Program Text, Chapter F - Community Facilities (page 79). What additional development standards, if any, will be applied to the site?
3. Based on our review of the forms and applications page of the County's website, we were unable to find a Site Development Permit application, where can this document be located?
  - a. Will the Site Development Permit be an online submittal process?

### MATERIALS REQUESTED FOR STRUCTURAL ENGINEERING REVIEW:

- Any geotechnical reports that are available for the proposed sites.
- Any geologic reports that are available for the proposed sites.
- Any known hazards on the sites, or within the local areas:
  - Fault lines, both local and regional fault systems
  - Slope Stability
  - Liquefaction
  - Flood zones
  - Landslide zones
  - Radon
- General understanding of the local conditions.
  - Is it an area with lots of clay, or sand?
  - Is there bedrock near the surface? Etc.

### **MATERIALS REQUESTED FOR CIVIL ENGINEERING REVIEW:**

- CAD or digital files
- Utility atlas (existing and future)

### **EXISTING DOCUMENTS USED FOR DUE DILIGENCE (MISSING ANY EXISTING DOCUMENTS?):**

- Rancho Mission Viejo Specific Plan – Updated July 2006
- EIR 589 – November 2004
- EIR 589 - Planning Area 3 Addendum

### **PLANNING AND PROCESSING INFORMATION (IS THIS INFORMATION CORRECT?):**

- APN: 125-165-06 and 125-165-50
- *General Plan Land Use*: Suburban Residential (1B)
- *Zoning*: Rancho Mission Viejo Specific Plan
  - Planning Area 3
  - Sub-area 3.14
- *Development Standards*:
  - *Community Facilities or Fire Stations as a Permitted Use*: Yes
  - *Front or Side Abutting a Street Setback*: 10 feet min.
  - *Front, Rear or Side not Abutting a Street Setback*: 10 feet min.
- *Permit Required*: Site Development Permit
  - Ministerial approval through the Director of Planning and Development Services.
- *FEMA Floodplain*: No
- *Earthquake-Induced Liquefaction*: Yes
- *Land Surplus Act*: Exempt



# MEMORANDUM

<b>Date:</b> February 12, 2024	
<b>To:</b> Andy Hall	<b>Organization:</b> San Clemente
<b>From:</b> RRM Design Group	
<b>Project Name:</b> Orange County Fire Authority Wildfire Resource Center	
<b>Topic:</b> Site Evaluation	

## RRM TEAM:

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### **Michael Scott, LEED AP**

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- MLScott@rrmdesign.com

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- (949) 361-7950 (*Office*)
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### **Ross Whitehead**

- (951) 542-1952 (*Office*)
- rwhitehead@rrmdesign.com

### **Kristine Ferreira**

- (949) 361-7950 (*Office*)
- KLFerreira@rrmdesign.com



### QUESTIONS FOR SAN CLEMENTE:

1. According to the Forster Specific Plan, site 2 on Exhibit 2-4 is shown as Open Space Public. In Section 510.B, fire stations or community facilities are not mentioned as principal uses that are permitted. Would this parcel require a specific plan amendment to allow for a fire station/community facility?
  - a. If a specific plan amendment is necessary for site 2, what is the estimated timeline for processing of a specific plan amendment?
  - b. What type of environmental document do you envision for a specific plan amendment?
2. Based on our review of the Forster Specific Plan, we believe a Site Plan Permit is the appropriate permit, please confirm.
  - a. What is the average timeline for a Site Plan Permit approval?
3. We understand the Site Plan Permit is a discretionary approval and the design would need to go to the Design Review Subcommittee for approval. Please confirm.
  - a. On average, how long does it take to get added to a Planning Commission agenda from the initial Site Plan Permit submittal?
  - b. What is the average timeline for getting onto a Design Review Subcommittee agenda?
  - c. We noticed the Forster Specific Plan doesn't have design criteria for Public Facilities/Fire Stations, under what criteria would the City review the fire station design?

### **MATERIALS REQUESTED FOR STRUCTURAL ENGINEERING REVIEW:**

- Any geotechnical reports that are available for the proposed sites
- Any geologic reports that are available for the proposed sites
- Any known hazards on the sites, or within the local areas:
  - Fault lines, both local and regional fault systems
  - Slope Stability
  - Liquefaction
  - Flood zones
  - Landslide zones
  - Radon
- General understanding of the local conditions
  - Is it an area with lots of clay, or sand?
  - Is there bedrock near the surface? Etc.

### **MATERIALS REQUESTED FOR CIVIL ENGINEERING REVIEW:**

- CAD or digital files
- Utility atlas (existing and future)
- Any information regarding roadway classifications, weight limitations, or turn radius requirements along Avenida La Pata or Avenue Vista Hermosa
- Any associated environmental compliance documents

### **EXISTING DOCUMENTS USED FOR DUE DILIGENCE (MISSING ANY EXISTING DOCUMENTS?):**

- Forster Ranch Specific Plan – Updated December 2022
- City of San Clemente Interactive GIS Community Map
- Please provide any environmental compliance documents associated with this site

## PLANNING AND PROCESSING INFORMATION (IS THIS INFORMATION CORRECT?):

- **San Clemente Site 1:**
  - APN: 678-163-01
  - Acreage: 2.3 acres
  - Zoning: FRSP (NC - Neighborhood-Serving Commercial)
  - General Plan Land Use: NC1.2
  - Development Standards:
    - Community Facilities or Fire Stations as a Permitted Use: Yes
    - Height Limitation: 33' Top of Roof, 26' Plate: 2 stories
    - Minimum Building Setback from Scenic Highway ROW: 30 ft for buildings up to 20 ft in ht, 50 feet for buildings 20 feet or over; however in all cases 50 feet average per each scenic highway frontage
    - FAR: .35
    - Lot Coverage, max: 50% of the lot area
  - FEMA Floodplain: No
  - Land Surplus Act: Exempt
  - Permit Processing: Site Plan Permit (shall be in accordance with the Zoning Ordinance Section 17.16.050, and Chapter 3 Design Guidelines in Forster Ranch Specific Plan)
    - Planning Commission Discretionary Approval
    - Reviewed by Design Review Subcommittee based on Chapter 3 Design Guidelines
- **San Clemente Site 2:**
  - APN: 678-163-01
  - Acreage: 1.8 acres
  - Zoning: FRSP (Open Space Public)
  - General Plan Land Use: OS-1
  - Development Standards:
    - Community Facilities or Fire Stations as a Permitted Use: No
      - Would this require a rezone?
    - Setbacks: All structures and/or parking areas shall be set back a minimum of 20 feet from any street.
  - FEMA Floodplain: No
  - Land Surplus Act: Exempt



# MEMORANDUM

<b>Date:</b> February 14, 2024	
<b>To:</b> Mike Balsamo	<b>Organization:</b> Rancho Mission Viejo
<b>From:</b> Matt Ottoson	<b>Title:</b> Principal Planner
<b>Project Name:</b> Orange County Fire Authority Wildfire Resource Center	
<b>Topic:</b> Site Evaluation Kickoff Meeting	

## RRM TEAM:

### **Diane Bathgate, AICP, CNU-A**

- (949) 361-7950 (*Office*)
- DLBathgate@rrmdesign.com

### **Michael Scott, LEED AP**

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- MLScott@rrmdesign.com

### **Matt Ottoson, CNU-A (*Primary Contact*)**

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- mbottoson@rrmdesign.com

### **Kristine Ferreira**

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- KLFerreira@rrmdesign.com

### **Ross Whitehead**

- (951) 542-1952 (*Office*)
- rwhitehead@rrmdesign.com

All questions have been answered and requested materials received.



### QUESTIONS FOR RMV:

1. Based on our review of the Ranch Plan Planned Community Program, we believe a Site Development Permit is the appropriate permit, which is a Director-Level planning permit approval by the County of Orange. Please confirm.
  - a. Is RMV involved in the County's review of Site Development Permits?
  - b. If yes, what is the average timeline for Site Development Permit review/comment by RMV?
2. What type of environmental document does RMV anticipate being required for this project/has been seeing on other projects recently? Per our discussion with the County of Orange, may be able to utilize a consistency analysis determination per CEQA Section 15162.
3. In addition to the requirements of the Rancho Mission Viejo Specific Plan, what additional approvals will be needed from the Ranch, if any (for example: design review)?
4. In addition to the requirements of the Rancho Mission Viejo Specific Plan, are there any other RMV-specific requirements we should be aware of that will be applied to the project?
5. Can you please clarify/confirm the following (on-site or adjacent to the site):
  - a. Proposed roadway configurations?
  - b. Site Access?
  - c. Utility improvements?

### **MATERIALS REQUESTED FOR STRUCTURAL ENGINEERING REVIEW:**

- Any geotechnical reports that are available for the proposed sites.
- Any geologic reports that are available for the proposed sites.
- Any known hazards on the sites, or within the local areas:
  - Fault lines, both local and regional fault systems
  - Slope Stability
  - Liquefaction
  - Flood zones
  - Landslide zones
  - Radon
- General understanding of the local conditions.
  - Is it an area with lots of clay, or sand?
  - Is there bedrock near the surface? Etc.

### **MATERIALS REQUESTED FOR CIVIL ENGINEERING REVIEW:**

- CAD or digital files
- Utility atlas (existing and future)

### **EXISTING DOCUMENTS USED FOR DUE DILIGENCE (MISSING ANY EXISTING DOCUMENTS?):**

- Rancho Mission Viejo Specific Plan – Updated July 2006
- EIR 589 – November 2004
- EIR 589 - Planning Area 3 Addendum



## PLANNING AND PROCESSING INFORMATION (IS THIS INFORMATION CORRECT?):

- *APN:* 125-165-06 and 125-165-50
- *General Plan Land Use:* Suburban Residential (1B)
- *Zoning:* Rancho Mission Viejo Specific Plan
  - Planning Area 3
  - Sub-area 3.14
- *Development Standards:*
  - *Community Facilities or Fire Stations as a Permitted Use:* Yes
  - *Front or Side Abutting a Street Setback:* 10 feet min.
  - *Front, Rear or Side not Abutting a Street Setback:* 10 feet min.
- *Permit Required:* Site Development Permit
  - Ministerial approval through the Director of Planning and Development Services.
- *FEMA Floodplain:* No
- *Earthquake-Induced Liquefaction:* Yes
- *Land Surplus Act:* Exempt



# STRUCTURAL FEASIBILITY NARRATIVE

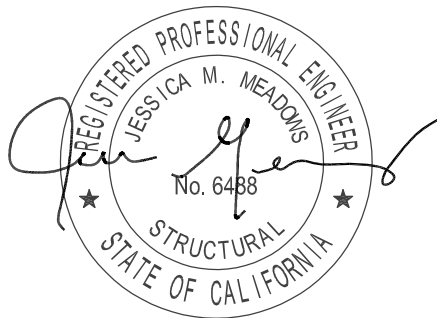
June 10, 2024

## Orange County Fire Authority Wildfire Resource Center

Prepared for: **Orange County Fire Authority**

Prepared by: Jessica Meadows, SE

RRM Project #1616-02-PS24





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## 1. Scope and Intent

### 1.1. Introduction

Per request of the Orange County Fire Authority (OCFA), RRM Design Group has completed a review and assessment two parcels for potential development as a Wildfire Resource Center. The primary basis of this structural review was Geotechnical Reports and Inspection logs for the original development or neighboring projects of these two areas.

The programming for the project includes the following:

- Approximately 54,000 square feet of total warehouse area for vehicle and apparatus storage
- Approximately 6,000 square feet of equipment, office and administrative space
- Parking space to accommodate a staff of 80 people

The goal of this report is to outline the geotechnical situation at each site, and as a result, the anticipated structural impacts. This report does not represent a fully engineered system, but rather an overall view of the options available.



Figure 1: Schematic Site Plan for San Clemente

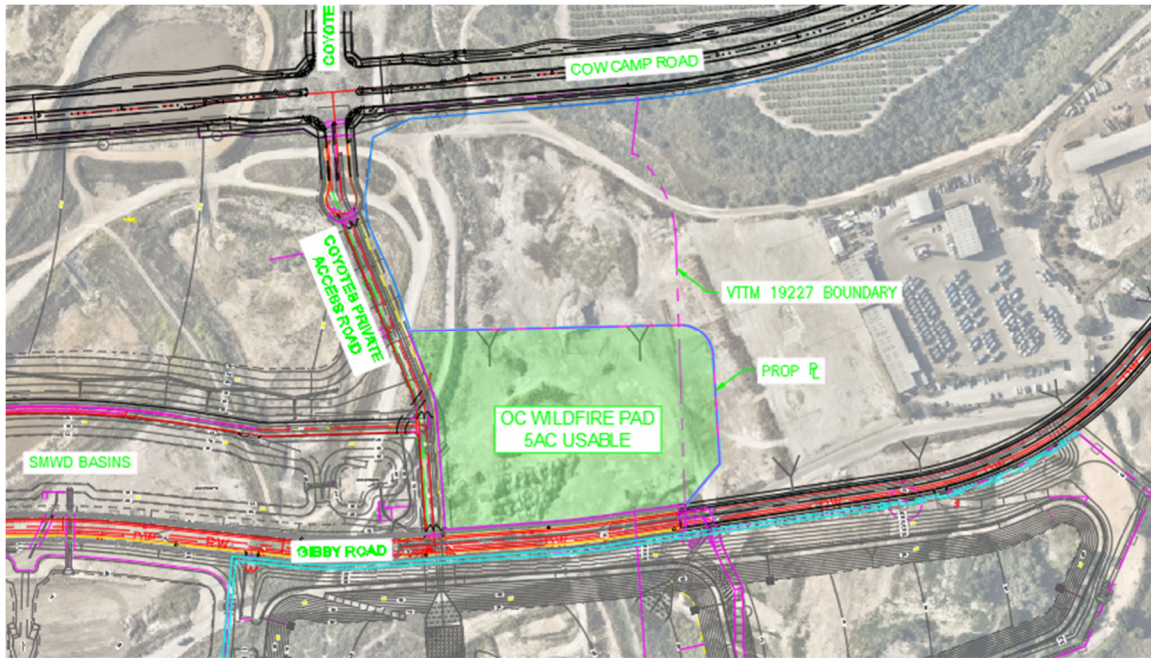


Figure 2: Site Plan for Rancho Mission Viejo

## 1.2. Purpose

This report aims to provide a review of the provided geotechnical reports and findings for OCFA to use as consideration in the final parcel selection. Once a lot has been decided on, the County shall contract with a Geotechnical Firm for a Geotechnical Investigation.

The scope of this report is limited to an initial assessment to highlight the overarching geotechnical considerations.

## 1.3. Risk Category

For either parcel, the future development shall be required to conform with the requirements of Risk Category IV as defined by Section 4-207 of the 2022 California Administrative Code. These facilities will be classified as Essential Services Buildings. That designation requires a higher level of structural design to ensure that the building can be operational directly following a disaster.

## 1.4. Reference Data

The documents reviewed in preparation for this assessment are presented in Appendix A.

# 2. San Clemente

## 2.1. General Site Description

This potential project site is split into two areas, flanking an existing sports complex. The Southwestern lot is approximately 2.2. acres and the Northeastern lot is approximately 2.3



acres. To the Southeast of site No. 2 sits OCFA Fire Station 59, which was built in 2005. To the South of the proposed project site sits a planned community, the Mandalay, with approximately 230 single family homes.

According to the California Department of Conservation Hazard Zone Map Application, each of these lots are not within an Earthquake Fault Zone. These lots are also outside the defined Liquefaction Zone. However, all or a portion of the parcels lies within a Landslide Zone.

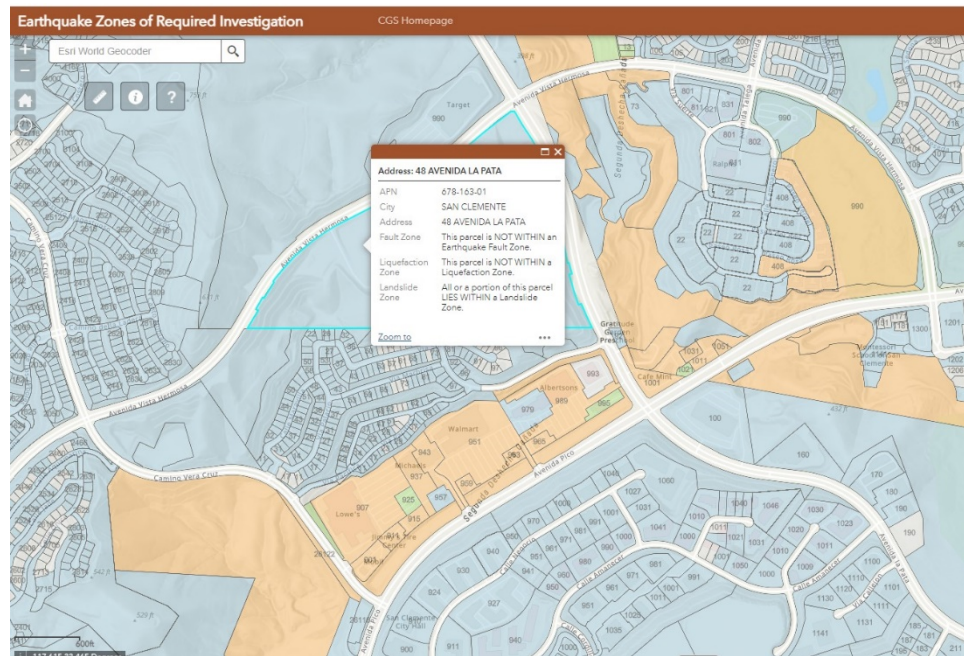


Figure 3: Site Hazards for San Clemente

Site No. 2 itself is approximately flat, however there is a 105'-0"± downward slope directly behind the parcel. Site No. 1 has a 10'-0"± grade difference from North to South, and an existing 30'-0"± grade differential to the baseball field to the West.

## 2.2. Level of Seismicity

The level of seismicity of a building is the degree of expected seismic hazard. In accordance with ASCE 41-17, levels are categorized as very low, low, moderate, or high based on mapped acceleration values and site amplification factors.



**Table 2-5. Level of Seismicity Definitions**

Level of Seismicity <sup>a</sup>	$S_{DS}$	$S_{D1}$
Very low	$<0.167\text{ g}$	$<0.067\text{ g}$
Low	$\geq 0.167\text{ g}$	$\geq 0.067\text{ g}$
	$<0.33\text{ g}$	$<0.133\text{ g}$
Moderate	$\geq 0.33\text{ g}$	$\geq 0.133\text{ g}$
	$<0.50\text{ g}$	$<0.20\text{ g}$
High	$\geq 0.50\text{ g}$	$\geq 0.20\text{ g}$

<sup>a</sup>The higher level of seismicity defined by  $S_{DS}$  or  $S_{D1}$  shall govern.

Figure 4: ASCE 41-17 Table 2-5

Using Site Class D-Default (absent a current geotechnical report for the project site) and the mapped value of  $S_{DS} = 0.891$ , the project is located on sites with high seismicity. This is to be expected, given the project location in Southern California.

### 2.3. Geotechnical Findings

In review of the provided documentation (refer to list in Section 1.4), the following is a brief summary of the findings.

This area has soils that are highly expansive, and highly corrosive to concrete, metals, and copper. The corrosive soils require an elevated concrete mix design including the use of Type IV concrete and a higher than code prescribed concrete design strength. Some areas of the surrounding developments were found to have perched groundwater.

Soil settlement is of high concern and will require additional geotechnical study should this group of sites be selected. In some of the adjacent projects, primary settlement of up to 8" was expected with 1"-3" of differential settlement across the structures.

While most of the adjacent projects utilized a traditional over-excavation process, there was one that employed a rock column approach to densify the existing soils in place. These rock columns were 12" diameter, set in 15'-0" o.c. rows under the improvements. Rock columns are a specialty trade, and require additional engineering coordination between the design structural engineer of record and the rock column designer. These considerations should be weighed when electing between the two project locations.

The largest geotechnical concern, and potentially the most impactful, is the presence of landslide prone regions. There have been various approaches to these landslides within the reference documents. One geotechnical report allowed the landslide zone to stay, as long as it was locked in by stable soil on all sides. Another elected to provide slope anchors to stabilize the areas in place. Detailed consideration of this hazard shall be provided in the site specific



geotechnical investigation if this project location is selected. These landslide slip planes are inclusive to the plot of land under consideration.

Due to all of the above, the design criteria such as bearing pressure, passive pressure and coefficient of friction are below the expected values. These low soils design criteria will result in larger foundations and more robust systems.

Based on the review of the site and available documents, this site will be challenging to develop to support a Risk Category IV building. Due to the landslide and settlement concerns outlined above, the proposed development would carry a cost of two to three times the foundation cost of a traditional shallow system for an equivalent, Risk Category IV building.

#### **2.4. Structural Considerations**

In response to the geotechnical findings, the following is a brief list of structural considerations to address the concerns.

The use of a higher concrete mix design is not of large structural impact. Concrete design strength for a Risk Category IV building, in our experience, is typically 4,000 – 5,000 psi. This would combat the high sulfate that occurs in the site soils, as well as provide the appropriate support for the proposed project.

The soil settlement potential is of utmost structural importance. If these proposed buildings were to experience the 1-3” of differential settlement across the building, it may have impact to the operational level. Expected impacts would include cracking or sloping of concrete slabs, doors or windows not being operational, or driveway aprons not aligning with the building. The best approach is to provide a robust soil remediation program and foundation that is designed to resist these settlements. Foundation systems could be a waffle slab with interior grade beams at regular intervals to stiffen the system, a mat slab with increased thickness throughout the building, or a post-tensioned slab with high strength tendons. Each of the highlighted systems carry additional cost impact.

As for the landslide hazard, the impact to the project would depend on how the planned developments align with the slip planes. If the building crosses into the landslide region, one solution could be the use of deep foundation elements to anchor the building below the slide plane. The structural requirements typically dictate that the foundation system must be uniform throughout the building, so this would cause the entire building to be placed on deep foundation elements. These deep foundation elements would mitigate the settlement concern outlined above. If the landslide zone can be limited to outside of the building, the site design would need to account for this potential hazard.

### 3. Rancho Mission Viejo

#### 3.1. General Site Description

This potential project site is a single 5 acre parcel, in a largely undeveloped area. To the East is an existing recycling facility (it is anticipated to be relocated in 2026). To the North is agricultural area. South of the site is undeveloped, raw land. New housing developments are to the Northwest, approximately 1 mile away. The site has been disturbed by mining activities but has since been abandoned. The proposed site is approximately half a mile from OCFA Fire Station 67. This station is an interim location, and the permanent station is to be located at the Northeast corner of Coyotes and Bucker Way, approximately 1 mile North of the proposed site.

According to the California Department of Conservation Hazard Zone Map Application, each of this lot is not within an Earthquake Fault Zone or a Landslide Zone. Part or all of this parcel does fall within the Liquefaction Zone.

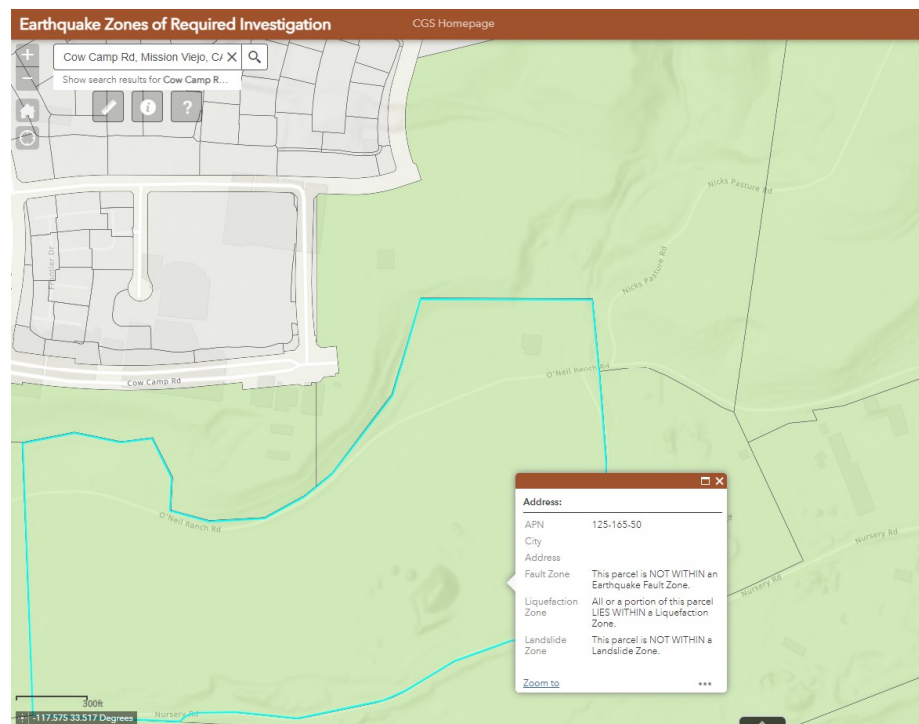


Figure 5: Site Hazards for San Clemente

The lot is fairly flat, with approximately 8'-0"± of differential across the 5 acres.



### **3.2. Level of Seismicity**

Using Site Class D-Default and the mapped value of  $S_{DS} = 0.881$ , the project is located on a site with high seismicity. Again, this is to be expected, given the project location in Southern California.

### **3.3. Geotechnical Findings**

In review of the provided documentation (refer to list in Section 1.4), the following is a brief summary of the findings.

Undocumented fill has been documented in this area, but is typically shallow in depth. The fill material has been deemed unsuitable for building loading and shall be removed as part of grading efforts. The fill material can be processed and used as engineered fill with proper lifts and compaction requirements. The underlying older alluvium and terrace deposits are suitable for building support, as are the bedrock formations.

The existing slopewash material is also unsuitable for the proposed building loads and shall be removed as part of the grading operations. In some of the areas, this could be as deep as 80'-0". There are also large boulders on the site; they will need to be removed as part of the site development. During geotechnical exploration large concrete pieces were encountered at depths around 20'-0". Heavy equipment may be required to handle these elements during grading.

This area is underlain with bedrock formations, that will support the proposed project. The site is comprised of Santiago and Silverado formations. Groundwater may be high in some areas and require dewatering efforts during the course of construction.

There is some concern about expansive soils (classified as medium) and settlements (1" maximum under dynamic loading, 3" total), these concerns can be mitigated with the removal of fill material. The bedrock will not experience either of these concerns, and depending on the bedrock elevation, the building pad preparation can be designed to mitigate these in the fill placement.

While the site is within a Liquefaction Zone, this appears to be limited to certain areas. A site specific geotechnical investigation shall be conducted, with the proposed complex layout, to review any liquefaction hazard.

Based on review of the site and available documentation, the site is appropriate for the proposed development. It is our understanding that the above concerns are currently being mitigated by mass grading operations ongoing at the site.



### **3.4. Structural Considerations**

In response to the geotechnical findings, the following is a brief list of structural considerations to address the concerns.

A majority of the geotechnical findings can be mitigated with grading operations and founding the building pad on the bedrock or older alluvium terrace deposits. The only remaining concern is the potential for liquefaction. This hazard is locally present near the San Juan Creek area. Our site does have some exposure to the South, but with placement of the complex, we hope to mitigate the concern as it relates to the building.

The bedrock will make for a great structural support, and will result in decreased footing sizes due to the natural strength of the material.



**To:** Ross Whitehead, Associate Planner  
RRM Design Group

**From:** Collette L. Morse, AICP

**Date:** May 13, 2024

**Subject:** OCFA Wildfire Resource Center, San Clemente, California  
Vista Hermosa Sports Complex (VHSPC) – Site 1 (East) and  
Vista Hermosa Sports Complex (VHSPC) – Site 2 (West)

---

The Orange County Fire Authority (OCFA) is considering the development of a new OCFA Wildfire Resource Center in the City of San Clemente, California. The proposed development encompasses two non-contiguous parcels: Vista Hermosa Sports Complex (VHSPC) – Site 1 (East) and Vista Hermosa Sports Complex (VHSPC) – Site 2 (West).

This memorandum summarizes a review of relevant site documents and technical studies, and the anticipated City of San Clemente development application and California Environmental Quality Act (CEQA) processes.

The memorandum is organized as follows:

- A. General Plan and Zoning Designations [Page 2]
- B. City of San Clemente Development Application [Page 6]
- C. CEQA Determination [Page 6]
- D. Site Overview: OCFA Wildfire Resource Center – San Clemente Site 1 (East) [Page 7]
- E. Site Overview: OCFA Wildfire Resource Center – San Clemente Site 2 (West) [Page 8]
- F. Completed Technical Studies [Page 9]
- G. Project Plans and Technical Studies For CEQA Document [Page 16]
- H. Reference Materials Reviewed [Page 17]



## **A. GENERAL PLAN AND ZONING DESIGNATIONS**

### **GENERAL PLAN LAND USE DESIGNATION**

The City of San Clemente Centennial General Plan was adopted February 2014 and amended October 2022.

#### **Site 1**

General Plan Figure LU-1A, Land Use designates the Vista Hermosa Sports Park Complex - Site 1 as NC – Neighborhood Commercial.

Additional land use specificity is identified in General Plan Figure LU-2B, Commercial Area (Ave. La Pata at Ave. Vista Hermosa and Ave. Pico) which designates the site as Neighborhood Commercial NC1.2 with a Maximum Density/Intensity (FAR) of NC 1.2: 0.35 FAR, Maximum Number of Stories/Building Height of 2 stories; Top-of-Roof 33 feet, and Plate Line 26 feet.

#### **Site 2**

General Plan Figure LU-1A, Land Use designates Vista Hermosa Sports Park Complex - Site 2 as OS-1 Open Space Public.

### **ZONING MAP DESIGNATION**

#### **Site 1**

Per the City Zoning Map, Vista Hermosa Sports Park Complex - Site 1 is designated as Forster Ranch Specific Plan (FRSP) NC1.2.

#### FRSP Section 505, Neighborhood Commercial Standards

Section 505 addresses: A. Purpose and Applicability, B. Principal Uses Permitted, C. Conditional Uses Permitted, D. Accessory Uses and Structures Permitted; E. Temporary Uses and Structures Permitted, and F. Development Standards.

#### **Site 1 General Plan and Zoning Conclusion**

The Vista Hermosa Sports Complex (VHSPC) – Site 1 is consistent with the General Plan Land Use Designation of NC – Neighborhood Commercial and with the Foster Ranch Specific Plan (FRSP) zoning NC1.2 designation. Fire stations are a permitted use in Forster Ranch Specific Plan (FRSP) NC1.2 zone.

*The Vista Hermosa Sports Park Complex - Site 1 would require a site development permit.*

**Site 2**

Per the City Zoning Map, Vista Hermosa Sports Park Complex - Site 2 is designated as Forster Ranch Specific Plan (FRSP) P-OS1.

FRSP Section 510, Section P Open Space

Section 505 addresses: A. Purpose and Applicability, B. Principal Uses Permitted, C. Conditional Uses Permitted, D. Accessory Uses and Structures Permitted; E. Temporary Uses and Structures Permitted, and F. Development Standards.

A. Purpose And Applicability

1. Purpose - The purpose of this Section is to provide for the use and preservation of open space and of major ridgelines and their adjacent open areas within Sector P.
2. Applicability - This Section applies to the Open Space Area within Sector P, as shown on Exhibit 2-4.
3. Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate (see Appendix B for the appropriate Zoning Ordinance Section).
4. Land Uses Not Listed - In cases where it is not clear whether a proposed land use is permitted under this Section, refer to the Zoning Ordinance.

If also not specifically addressed in the Zoning Ordinance, San Clemente Municipal Code (SCMC) Section 17.04.040 governs.

B. Principal Uses Permitted

1. Open space.
2. Bikeways, pedestrian and equestrian trails.
3. Rest areas and vista points, including minor structures such as gazebos and restrooms.
4. Archaeological, paleontological, and nature study areas.
5. Animal grazing, excluding feed lot operations.
6. Infrastructure facilities and extensions necessary to serve the open space area and adjacent development areas, such as roads, utilities, and flood control improvements.

C. Conditional Uses Permitted

1. Equestrian centers provided any such facilities are located at least 100 feet from any dwelling.
2. Parks, athletic fields, and recreation centers.

D. Accessory Uses and Structures Permitted

1. Fences, walls, shelters, rest rooms, and similar facilities needed to support a permitted use.
2. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

E. Temporary Uses and Structures Permitted

1. Construction activities, including necessary construction offices and materials and equipment storage.
2. Outdoor nature events and study programs.

#### F. Development Standards

All structures and/or parking areas shall be set back a minimum of 20 feet from any street. Plans for rest areas, vista points, recreation trails, and similar open space facilities shall be approved by the City through the Site Plan Review process.

Per Section 510 A.5 Site Plan Review, all projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

Per Section 510 B.6, public and semi-public facilities such as libraries, museums, governmental offices, fire stations, and police stations are permitted principal uses.

Publicly owned existing and dedicated parklands, passive open space areas, recreational facilities, and golf courses. Refer to Beaches, Parks, and Recreation Element, and Coastal Element. Refer to Open Space zoning standards for processes when land use map designation boundaries vary from recorded open space easements.

Per Section 505 A.5 Site Plan Review, all projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

Per Section 505 B.6, public and semi-public facilities such as libraries, museums, governmental offices, fire stations, and police stations are permitted principal uses.

#### FRSP Section 510, Section P Open Space

Section 505 addresses: A. Purpose and Applicability, B. Principal Uses Permitted, C. Conditional Uses Permitted, D. Accessory Uses and Structures Permitted; E. Temporary Uses and Structures Permitted, and F. Development Standards.

##### A. Purpose And Applicability

1. Purpose - The purpose of this Section is to provide for the use and preservation of open space and of major ridgelines and their adjacent open areas within Sector P.
2. Applicability - This Section applies to the Open Space Area within Sector P, as shown on Exhibit 2-4.
3. Standards Not Listed - Whenever a standard or regulation is not set forth in this Specific Plan, the Zoning Ordinance shall regulate (see Appendix B for the appropriate Zoning Ordinance Section).
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If also not specifically addressed in the Zoning Ordinance, San Clemente Municipal Code (SCMC) Section 17.04.040 governs.

##### B. Principal Uses Permitted

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3. Rest areas and vista points, including minor structures such as gazebos and restrooms.
4. Archaeological, paleontological, and nature study areas.
5. Animal grazing, excluding feed lot operations.

6. Infrastructure facilities and extensions necessary to serve the open space area and adjacent development areas, such as roads, utilities, and flood control improvements.

C. Conditional Uses Permitted

1. Equestrian centers provided any such facilities are located at least 100 feet from any dwelling.
2. Parks, athletic fields, and recreation centers.

D. Accessory Uses and Structures Permitted

1. Fences, walls, shelters, rest rooms, and similar facilities needed to support a permitted use.
2. Other accessory uses and structures determined by the City to be normally incidental to a permitted principal or conditional use.

E. Temporary Uses and Structures Permitted

1. Construction activities, including necessary construction offices and materials and equipment storage.
2. Outdoor nature events and study programs.

F. Development Standards

All structures and/or parking areas shall be set back a minimum of 20 feet from any street. Plans for rest areas, vista points, recreation trails, and similar open space facilities shall be approved by the City through the Site Plan Review process.

Per Section 510 A.5 Site Plan Review, all projects regulated by this Section shall be subject to Site Plan Review in accordance with Section 601.

Per Section 510 B.6, public and semi-public facilities such as libraries, museums, governmental offices, fire stations, and police stations are permitted principal uses.

Publicly owned existing and dedicated parklands, passive open space areas, recreational facilities, and golf courses. Refer to Beaches, Parks, and Recreation Element, and Coastal Element. Refer to Open Space zoning standards for processes when land use map designation boundaries vary from recorded open space easements.

**Municipal Code Chapter 17.48, Public Zones and Standards**

Per the City Zoning Map, Vista Hermosa Sports Park Complex - Site 2 is designated as Forster Ranch Specific Plan (FRSP) P-OS1 and would be subject to Municipal Code Chapter 17.48, Public Zones and Standards; Section 17.48.020, Public Use Regulations; Section 17.48.030, Public Zone Development Standards and Guidelines; Section 17.48.040, Public Zone Special Development Standards; and Table 17.48.020, Special Development Standards for All Public Zones.

**Site 2 General Plan and Zoning Conclusion**

The Vista Hermosa Sports Complex (VHSPC) – Site 2 is consistent with the General Plan Land Use Designation of OS-1 Open Space Public and with the Forster Ranch Specific Plan (FRSP) P-OS1 zoning designation. Fire stations are a permitted use in the Forster Ranch Specific Plan (FRSP) P-OS1 zone.

*The Vista Hermosa Sports Park Complex - Site 2 would require a site development permit.*

**B. CITY OF SAN CLEMENTE DEVELOPMENT APPLICATION**

The proposed OCFA Wildfire Resource Center would be subject to RPPC Section III Use Regulations and Development Standards, Subsection F, Community Facilities. Per Subsection F.1.a.2.f, Fire Stations, the proposed OCFA Wildfire Resource Center (fire station) is a principal permitted use subject to an RPPC Subarea Plan per RPPC Section II.B and a Site Development Permit per RPPC Section II.C.

The proposed development sites require a Site Development Permit for Site 1 and Site 2, as well as approval of the permits by the Planning Commission.

**C. CEQA DETERMINATION**

The proposed development would be subject to the California Environmental Quality Act (CEQA). It is anticipated that an Initial Study/Negative Declaration (IS/ND) or Initial Study/Mitigated Negative Declaration (IS/MND) would be prepared. The IS/ND or IS/MND would be subject to the minimum 20-day public review period. The proposed development would be subject to public hearings with the Planning Commission and City Council.

The anticipated timeline assumes that technical studies would be completed prior to commencing preparation of the IS/ND or IS/MND, and that the preparation of the IS/ND or IS/MND and public hearings would range from four to eight months assuming no project delays.

**D. SITE OVERVIEW: OCFA WILDFIRE RESOURCE CENTER – SAN CLEMENTE SITE 1 (EAST)**

<b>Table D-1 Property Use Summary</b>	
Number of Parcels & Acreage	Portion of one parcel, APN 678-163-01 Approximately 2.3 acres
Number of Buildings	There are no buildings on the subject property.
Current Property Use	Vacant improved property.

<b>Table D-2 Subject Property Overview</b>	
Site Name	Vista Hermosa Sports Park Complex (VHSPC) - East
Site Location/Address	48 Avenida La Pata, San Clemente CA 92673
Land Area	Approximately 2.3 acres
Legal Description	T 8 R 7 SEC 21 POR OF SEC AND T 8 R 7 SEC 15 POR OF SEC AND T 8 R 7 SEC 16 POR OF SEC AND T 8 R 7 SEC 22 POR OF SEC AND TRACT NO 11959 POR OF LOTS 31, 32, 38, 39, 40 & 50 (note the legal description pertains to the parent parcel in its entirety. A boundary or ALTA survey will be required to define the limits of the Subject Property).
Existing Use/Condition	Vacant improved property.



**E. SITE OVERVIEW: OCFA WILDFIRE RESOURCE CENTER – SAN CLEMENTE SITE 2 (WEST)**

<b>Table E-1 Property Use Summary</b>	
Number of Parcels & Acreage	Portion of one parcel, APN 678-163-01 Approximately 1.8 acres
Number of Buildings	There are no buildings on the subject property.
Current Property Use	Vacant improved property.

<b>Table E-2 Subject Property Overview</b>	
Site Name	Vista Hermosa Sports Park Complex (VHSPC) - West
Site Location/Address	48 Avenida La Pata, San Clemente CA 92673
Land Area	Approximately 1.8 acres
Legal Description	T 8 R 7 SEC 21 POR OF SEC AND T 8 R 7 SEC 15 POR OF SEC AND T 8 R 7 SEC 16 POR OF SEC AND T 8 R 7 SEC 22 POR OF SEC AND TRACT NO 11959 POR OF LOTS 31, 32, 38, 39, 40 & 50 (note the legal description pertains to the parent parcel in its entirety. A boundary or ALTA survey will be required for define the limits of the Subject Property).
Existing Use/Condition	Vacant improved property.

## F. COMPLETED TECHNICAL STUDIES

### F1. KIMLEY-HORN AND ASSOCIATES, INC., VISTA HERMOSA SPORTS COMPLEX – DESKTOP ENVIRONMENTAL CONSTRAINTS: PROTECTED SPECIES AND ARCHAEOLOGICAL REVIEW (JANUARY 19, 2024 [REPORT CITES YEAR AS 2023])

#### Protected Species & Archaeological Review Findings & Conclusions

The memorandum provides an initial assessment of the likelihood of the presence of threatened or endangered species, historic resources, and tribal cultural resources. The analysis consists of screening publicly available databases for conditions indicative of an existing occurrence, or likely occurrence at the Subject Property Project Site and adjoining properties. A summary of the findings is provided in Table F-1.

<b>Table F-1</b> <b>Environmental Resources Findings &amp; Conclusions</b>	
<b>Environmental Resource</b>	<b>Summary of Findings</b>
Threatened and Endangered Species	<p>The United States Department of Fish and Wildlife's (USFWS) Information Planning and Consultation (IPaC) database identified the potential for multiple species to occur within the vicinity of the Subject Property. Both sites are improved (rough graded) pads devoid of vegetation. Neither VHSPC-East or VHSPC-West is within a conservation area, or critical habitat within the limits provided for the Subject Property. VHSPC-West abuts sparse vegetation toward Avenida Vista Hermosa and is surrounded by some taller trees.</p> <p><b>Recommendation:</b> A qualified biologist should perform a general habitat assessment/evaluation prior to development of the site in order to ensure compliance with CEQA.</p>
Historic and Tribal Cultural Resources	<p>There are no known or available historic/cultural resources listed (or eligible for listing) located in or adjacent to the project site.</p> <p><b>Recommendation:</b> Standardized cultural and paleontology survey/evaluation would be required to ensure compliance with CEQA prior to development of the Subject Property.</p>

**F2. KIMLEY-HORN AND ASSOCIATES, INC., PHASE I ENVIRONMENTAL SITE ASSESSMENT, VISTA HERMOSA SPORTS PARK COMPLEX (VHSPC) - EAST (JANUARY 19, 2024)****Phase I Environmental Site Assessment Findings & Conclusions**

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by the City of San Clemente (the "Client") to conduct a Phase I Environmental Site Assessment (ESA) for the Vista Hermosa Sports Park Complex (VHSPC) western parcel, identified as approximately 1.8 acres of a larger 80.8-acre parent parcel known as Assessor Parcel Number (APN) 678-163-01 (referred to herein as the "Subject Property" and "VHSPC – West"). The VHSPC is located at 48 Avenida La Pata in San Clemente, California, with the VHSPC – West located within the northwestern portion of the Subject Property.

Standard and other historical sources of information suggest that the Subject Property has been vacant, native land. It appears that commercial activities in the site vicinity began around the time Avenida Pico was constructed in 1989. The surrounding property was developed for recreational use and has been used for recreational purposes to present day. The Subject Property has been rough graded for future development in association with the larger VHSPC.

The Phase I ESA summary is provided below. Specific details were not included or fully developed in this section, and the Phase I ESA must be reviewed in its entirety for a comprehensive understanding of the results. This report represents our services as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the Subject Property's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after property renovation or development). Further, these services are not to be construed as legal interpretation or advice.

**Site Observations**

At the time of inspection, the subject property was vacant and not developed. The surface was covered with grass with dense vegetation abutting the western and northern boundaries. The eastern and southern boundary was bounded with split rail fence outside of the Subject Property boundary.

Within the Subject Property, an approximately 200-feet by 75-feet stockpile was observed in the northern portion of the site. Material was approximately 1-3 feet in height across the stockpile and surface observation included a mulch-like material. The entirety of material within the stockpile by depth was not discernable at the time of inspection.

After further discussions with Randy Little, The City of San Clemente's Community Development Director, the material was identified as chipped street tree trimmings from the City's street trees. The trimmings are spread to create a parking lot for a City carnival. The presence of tree chips is not considered a REC or BER at this time.

**Current Operations**

The Subject Property is currently a vacant, rough graded lot part of the larger VHSPC recreational area. There are no active operations occurring at the time of reporting.

**Adjoining Properties**

The following section provides information about the adjoining properties obtained during the Subject Property reconnaissance and through review of reasonably ascertainable information. Visual observations of adjoining properties (from Subject Property boundaries) are summarized below.

Below is information about the adjoining properties obtained during the Subject Property reconnaissance and through review of reasonably ascertainable information. Visual observations of adjoining properties (from Subject Property boundaries) are restated in Table F-2 from Phase I ESA Table 4-3.

**Subject Property and Occupant Listings**

The Subject Property is not listed on any of the databases searched by EDR.

<b>Table F-2 Summary of Adjoining Properties</b>		
<b>Direction</b>	<b>Description</b>	<b>REC/BER</b>
North	Avenida Vista Hermosa beyond which is vacant land.	No REC/ BER detected.
East	Recreational uses and associated surface parking lots associated with VHSPC.	No REC/ BER detected.
South	Vacant land within VHSPC beyond which are residential uses.	No REC/ BER detected.
West	Manufactured slope with drainage improvements (i.e., v-ditches with vacant land behind.	No REC/ BER detected.
Notes: REC = Recognized Environmental Condition BER = Business Environmental Risks		

**Adjoining and Nearby Sites**

Kimley-Horn's review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby facilities. To evaluate which of the adjoining and nearby facilities identified in the regulatory database report present an environmental risk to the Subject Property, Kimley-Horn considered the following criteria:

- The type of database on which the adjoining/nearby property is identified.
- The topographic position of the property relative to the Subject Property.
- The direction and distance of the identified facility from the Subject Property.
- Local soil conditions in the Subject Property area.
- The known and/or inferred groundwater flow direction in the Subject Property area.
- The status of the respective regulatory agency-required investigations and/or cleanup associated with the identified facility.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified facility and the Subject Property.

Only those facilities that are judged to present a potential environmental risk to the Subject Property and/or warrant additional clarification are further evaluated.

Orange County Fire Authority Station #59 is listed at the address of 48 Avenida La Pata in San Clemente, CA and is located approximately 0.35 miles east of the site. EDR reported that records associated with a diesel fuel Aboveground Storage Tank (AST), with capacity between 1,320- and 9,999-gallons, is located within the property. Based on an evaluation performed by Orange County Environmental Health on December 23, 2020, the AST was in compliance with local regulations and the following were reviewed: 1) On site SPCC dated 2019 was prepared and implemented. 2) Facility personnel conduct monthly monitoring and documentation of monitoring was available. 3) Appropriate secondary containment or diversionary structures are present. Additionally, the Fire Station was listed as a Chemical Storage Facility with no additional information provided. Multiple administrative violations were reported; however, all were associated with online reporting and not indicative a release at the Fire Station.

### **Vapor Evaluation**

The ASTM E 1527-21 document standardizes the terms release and migration consistent with those used in CERCLA and AAI. As such, potentially harmful vapors must be evaluated during the completion of a Phase I ESA.

Kimley-Horn performed a Tier 1 Vapor Encroachment Screening (VES) in accordance with E2600-15 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* (2015) with the purpose of identifying if a Vapor Encroachment Condition (VEC) exists in association with the Subject Property. A VEC is defined as the presence or likely presence of contaminants of concern (COC) vapors in the subsurface of the Subject Property caused by a release of hazardous substances and/or petroleum compounds into soil and groundwater. Current and historical uses were evaluated within the Area of Concern (AOC) during the completion of the Tier 1 VES. As indicated in ASTM 2600-15, the radial distance of the AOC for non-petroleum hydrocarbon COCs (i.e., chlorinated VOCs) is 1/3-mile (1,760 ft.) and 1/10 mile (528 ft.) for petroleum hydrocarbons.

According to the reasonably ascertainable information reviewed during this screening process, Kimley-Horn has determined that a VEC is not likely to exist at this time.

The Tier I VES does not include vapor intrusion and/or indoor air quality considerations associated with existing and/or proposed structures. No vapor sampling was conducted in association with this VES and the Subject Property.

### **Findings**

#### Recognized Environmental Conditions

A recognized environmental condition (REC) is defined in the ASTM Standard as the presence or likely presence of a hazardous substances or petroleum products in, on, or at a property: 1) due to release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. This assessment has not revealed evidence of recognized environmental conditions connected with the Subject Property.

#### Controlled Recognized Environmental Conditions

A CREC is a recognized environmental condition that is being appropriately characterized and remediated in accord with, and under the supervision of, authorized governmental agency charged with oversight of such recognized environmental condition. This assessment has not revealed evidence of controlled recognized environmental conditions connected with the Subject Property.

Historical Recognized Environmental Conditions

A historical REC (HREC), as defined in the ASTM Standard, is a past release of any hazardous substance and/or petroleum product that has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria. This assessment has not revealed evidence of historical recognized environmental conditions connected with the Subject Property.

Business Environmental Risk

A Business Environmental Risk (BER), as defined in the ASTM Standard, is a risk which can have a material environmental or environmentally driven impact on the business associated with the use of a commercial site, and which does not require further investigation to the same degree as a REC. Kimley-Horn did not identify areas of potential concern associated with business environmental risks in connection with the Subject Property during the completion of this Phase I ESA.

**F3. KIMLEY-HORN AND ASSOCIATES, INC., PHASE I ENVIRONMENTAL SITE ASSESSMENT, VISTA HERMOSA SPORTS PARK COMPLEX (VHSPC) - WEST (JANUARY 19, 2024)****Phase I Environmental Site Assessment Findings & Conclusions**

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by the City of San Clemente (the "Client") to conduct a Phase I Environmental Site Assessment (ESA) for the Vista Hermosa Sports Park Complex (VHSPC) western parcel, identified as approximately 2.3-acres of a larger 80.8-acre parent parcel known as Assessor Parcel Number (APN) 678-163-01 (referred to herein as the "Subject Property" and "VHSPC – East"). The VHSPC is located at 48 Avenida La Pata in San Clemente, California.

The Phase I ESA summary is provided below. Specific details were not included or fully developed in this section, and the Phase I ESA must be reviewed in its entirety for a comprehensive understanding of the results. This report represents our services as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the Subject Property's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after property renovation or development).

Standard and other historical sources of information suggest that the Subject Property has been undeveloped, native land from at least 1936 to 1989, when the Subject Property was rough graded in conjunction with development in the surrounding area. The surrounding VHSPC property was developed for recreational use, with the Subject Property identified by a depression in aerial photographs as an assumed drainage area between 2005 to 2009. Since 2009, the Subject Property has been in its current configuration and has been rough graded for future recreational purposes as part of the larger Vista Hermosa Sports Park complex (VHSPC).

**Site Observations**

At the time of inspection, the Subject Property was vacant, undeveloped land. An approximately 6,300 square foot (SF) detention basin improvement was observed in the southeast portion of the Subject Property. Based on information from the City of San Clemente, the detention basin was constructed as a best management practice (BMP) in conjunction with rough grading operations. The basin includes an approximately 12-inch PVC inlet, which was observed within the northern portion of the detention basin.

No other features were observed onsite. The entire Subject Property was covered in grass ground cover. There was no indication of historical structures, dumping or staining apparent at the time of inspection.

Directly adjacent to the Subject Property were utilities including the following:

- Pad mounted transformer along Avenida La Pata;
- Traffic signal electrical box with associated PVC above ground conduit piping along Avenida La Pata, and
- Fire hydrant and traffic signal box along Avenida Vista Hermosa.

### **Current Operations**

The Subject Property is currently a vacant, rough graded lot part of the larger VHSPC recreational area. Orange County Fire Station #59 is located adjacent to the Subject Property. There are no active operations at the Subject Property occurring at the time of reporting.

### **Adjoining Properties**

Below is information about the adjoining properties obtained during the Subject Property reconnaissance and through review of reasonably ascertainable information. Visual observations of adjoining properties (from Subject Property boundaries) are restated below in Table F-3 from Phase I ESA Table 4-3.

<b>Table F-3 Summary of Adjoining Properties</b>		
<b>Direction</b>	<b>Description</b>	<b>REC/BER</b>
North	Avenida Vista Hermosa, followed by a single-tenant commercial use.	No REC/ BER detected.
East	Avenida La Pata, followed by open space and a golf practice facility. Residential development is found beyond.	No REC/ BER detected.
South	Orange County Fire Station #59 followed by vacant land.	No REC/ BER detected.
West	Recreational uses and associated surface parking lots.	No REC/ BER detected.
Notes: REC = Recognized Environmental Condition BER = Business Environmental Risks		

### **Subject Property and Occupant Listings**

The Subject Property is not listed on any of the databases searched by EDR.

### **Adjoining and Nearby Sites**

Kimley-Horn's review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby facilities. To evaluate which of the adjoining and nearby facilities identified in the regulatory database report present an environmental risk to the Subject Property, Kimley- Horn considered the following criteria:

- The type of database on which the adjoining/nearby property is identified.
- The topographic position of the property relative to the Subject Property.



- The direction and distance of the identified facility from the Subject Property.
- Local soil conditions in the Subject Property area.
- The known and/or inferred groundwater flow direction in the Subject Property area.
- The status of the respective regulatory agency-required investigations and/or cleanup associated with the identified facility.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified facility and the Subject Property.

Only those facilities that are judged to present a potential environmental risk to the Subject Property and/or warrant additional clarification are further evaluated.

Orange County Fire Authority Station #59 is listed at the address of 48 Avenida La Pata in San Clemente, CA and is located approximately 50 feet south of the Subject Property. EDR reported that an Aboveground Storage Tank (AST) containing diesel fuel, with capacity between 1,320- and 9,999-gallons is located at the Fire Station. Based on the evaluation completed by Orange County Environmental Health on December 23, 2020, the AST was in compliance and the following were reviewed: 1) On site SPCC dated 2019 was prepared and implemented. 2) Facility personnel conduct monthly monitoring and documentation of monitoring was available. 3) Appropriate secondary containment or diversionary structures are present.

Additionally, the Fire Station was listed as a Chemical Storage Facility with no additional information provided. Multiple administrative violations were reported; however, all were associated with online reporting and not indicative of a release.

### **Vapor Evaporation**

Kimley-Horn performed a Tier 1 Vapor Encroachment Screening (VES) in accordance with E2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (2015) with the purpose of identifying if a Vapor Encroachment Condition (VEC) exists in association with the Subject Property. A VEC is defined as the presence or likely presence of contaminants of concern (COC) vapors in the subsurface of the Subject Property caused by a release of hazardous substances and/or petroleum compounds into soil and groundwater. Current and historical uses were evaluated within the Area of Concern (AOC) during the completion of the Tier 1 VES. As indicated in ASTM 2600-15, the radial distance of the AOC for non-petroleum hydrocarbon COCs (i.e., chlorinated VOCs) is 1/3-mile (1,760 ft.) and 1/10 mile (528 ft.) for petroleum hydrocarbons.

According to the reasonably ascertainable information reviewed during this screening process, Kimley-Horn has determined that a VEC is not likely to exist at this time.

The Tier I VES does not include vapor intrusion and/or indoor air quality considerations associated with existing and/or proposed structures. No vapor sampling was conducted in association with this VES and the Subject Property.

**Findings**Recognized Environmental Conditions

A recognized environmental condition (REC) is defined in the ASTM Standard as the presence or likely presence of a hazardous substances or petroleum products in, on, or at a property: 1) due to release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. This assessment has not revealed evidence of recognized environmental conditions connected with the Subject Property.

Controlled Recognized Environmental Conditions

A CREC is a recognized environmental condition that is being appropriately characterized and remediated in accord with, and under the supervision of, authorized governmental agency charged with oversight of such recognized environmental condition. This assessment has not revealed evidence of controlled recognized environmental conditions connected with the Subject Property.

Historical Recognized Environmental Conditions

A historical REC (HREC), as defined in the ASTM Standard, is a past release of any hazardous substance and/or petroleum product that has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria. This assessment has not revealed evidence of historical recognized environmental conditions connected with the Subject Property.

Business Environmental Risk

A Business Environmental Risk (BER), as defined in the ASTM Standard, is a risk which can have a material environmental or environmentally driven impact on the business associated with the use of a commercial site, and which does not require further investigation to the same degree as a REC. Kimley-Horn did not identify areas of potential concern associated with business environmental risks in connection with the Subject Property during the completion of this Phase I ESA.

**G. PROJECT PLANS AND TECHNICAL STUDIES FOR CEQA DOCUMENT**

Following is a list of project plans and technical studies typically needed from the project applicant and/or technical specialists to support the CEQA document project description and environmental analysis.

- Architecture Plan Set
- Site Lighting Plan
- Site Photometric Plan
- Landscape Plan
- Grading Plan
- Utility Plan
- Water Quality Management Plan
- Drainage Study
- Geotechnical Study
- Phase I Environmental Site Assessment (Completed)
- Air Quality & Greenhouse Gas Emissions Study
- Noise Study
- Traffic Study

## **H. REFERENCE MATERIALS REVIEWED**

### **City of San Clemente**

- San Clemente Centennial General Plan (Adopted February 2014, Amended October 2022)  
<https://www.san-clemente.org/home/showpublisheddocument/48385/638212181505430000>
  - General Plan Figure LU-1A: Land Use
  - General Plan Figure LU-1B: Overlays
- San Clemente Zoning Map, Accessed March 14, 2024  
<https://sanclementeca.maps.arcgis.com/apps/webappviewer/index.html?id=8fdf6ffdfaf4a06b8047fe397134a08>
- Forster Ranch Specific Plan (Adopted November 1998, Revised December 2022)  
<https://www.san-clemente.org/home/showpublisheddocument/50139/638350424651670000>

## MEMORANDUM

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**To:** Zach Rehm, Senior Planner, City of San Clemente  
**From:** Kimberly Narel, Biologist, Dudek  
**Subject:** Biological Resources Technical Memorandum for the Orange County Fire Authority Wildfire Resources Center Project, San Clemente, California  
**Date:** June 7, 2024  
**cc:** Tommy Molioo, Senior Biologist, Dudek  
**Attachments:** Figures 1–2  
A – Species Compendium  
B – Photo Log

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Dudek understands that the Orange County Fire Authority proposes to develop a wildfire resources center at one of two potential properties (sites) located in the City of San Clemente, Orange County, California. This biological resources technical memorandum addresses the potential for special-status biological resources to occur on each site, such as any special-status species, state and federally protected waters and wetlands, and applicable local, state, and federal laws and policies (e.g., the Orange County Natural Community Conservation Plan [NCCP], the California Environmental Quality Act, National Environmental Policy Act, the Migratory Bird Treaty Act) that could be affected by the project. The technical memorandum also includes recommendations for additional surveys or measures if special-status biological resources, or suitable habitat to support special-status species, are determined to occur on the two sites.

## Project Description and Location

The two sites are being evaluated for development of a wildfire resources center immediately adjacent to the Vista Hermosa Sports Park (Assessor's Parcel Number 678-163-01) in San Clemente, California. One site occurs on a vacant parcel immediately west of the sports park, and the other site occurs on a vacant parcel immediately east of the sports park. For the purposes of this technical memorandum, the properties are identified as West project site and East project site (Figure 1, Project Location). The West and East sites are specifically located south of Avenida Vista Hermosa, west of Avenida La Pata, north of Avenida Pico, and east of Camino Vera Cruz. They are mapped within Sections 21 and 22 of Township 8 South Range 7 West on the San Clemente, California 7.5-minute U.S. Geological Survey topographic quadrangle map. The two study areas investigated for the proposed project include 100-foot survey area buffers around both sites to account for both on-site and off-site biological resources that may be impacted by the proposed project. Both study areas occur within the boundaries of the Orange County Southern Subregion Habitat Conservation Plan (HCP) (County of Orange 1996).

## Methods

Prior to conducting the biological reconnaissance, Dudek's biologists queried local, state, and federal databases to determine the potential sensitive biological resources that could occur on the study areas based on previously documented occurrences in the vicinity. These database searches included the most recent versions of the California Natural Diversity Database (CDFW 2024), the California Native Plant Society Inventory of Rare and Endangered Plants (CNPS 2024), the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (USFWS 2024a), the U.S. Geological Survey National Hydrography Dataset (USGS 2024), the U.S. Department of Agriculture Web Soil Survey (USDA 2024), and the USFWS National Wetlands Inventory (USFWS 2024b).

Dudek biologist Kimberly Narel conducted a biological reconnaissance of the West and East study areas on May 17, 2024. The survey was conducted from 12:00 p.m. to 1:00 p.m.; weather conditions were favorable with 100% cloud cover, wind speeds at 2 miles per hour, and a temperature of 66°F. All native and naturalized plant species encountered in the West and East study areas were identified and recorded. The potential for special-status plant and wildlife species to occur within the study areas were evaluated based on the vegetation communities and soils present. Vegetation communities within the study areas were mapped according to the natural communities and land cover types described within the California Department of Fish and Wildlife's (CDFW) Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural communities (CDFW 2018), also known as the Sensitive Natural Communities List (CDFW 2023), which is based on A Manual of California Vegetation, Second Edition (Sawyer et al 2009). Community classifications were selected based on characteristic species present and dominant species distribution within the herbaceous, shrub, and tree layers observed on the study areas. Where appropriate, vegetation communities that were observed on the study areas were mapped according to the County of Orange HCP (County of Orange 1992) to more accurately describe the vegetation communities present.

Dudek also conducted a preliminary assessment at both survey areas for the presence of waters or wetlands potentially subject to regulatory agency jurisdiction, including searching for the presence or drainage features and topographic features and soils that could support standing water. However, a formal jurisdictional wetland delineation was not conducted as part of the biological reconnaissance.

During the biological reconnaissance, a general inventory of plant and wildlife species detected by sight, calls, tracks, scat, or other signs were compiled. Other sensitive biological resources assessed included the presence of wildlife corridors and nursery sites, as well as resources regulated by local HCPs or local policies and ordinances. Vegetation communities and any sensitive biological resources will be mapped and digitized into a geographic information system format. The potential for federal, state, and regional special-status species to occur on the study areas is based on the vegetation communities, soils, and other site factors present.

## Regional and Local Policies & Ordinances

The following regional and local policies and ordinances were identified as applicable to the project:

## Orange County Natural Community Conservation Plan/ Habitat Conservation Plan

The proposed project is within the NCCP/HCP area for the County of Orange Central and Coastal Subregion, specifically within the Southern Subregion of the NCCP/HCP area (County of Orange 1996) and is therefore analyzed in this report in the context of the NCCP/HCP with regards to the special-status species identified in the NCCP/HCP and the mitigation provisions of the NCCP/HCP.

USFWS finalized the Southern Subregion HCP (SSHCP) to authorize development of Rancho Mission Viejo and select County of Orange projects (i.e., expansion of a landfill and an extension of La Pata). There is an in-lieu fee program authorized for only a few select development sites within Cota de Caza. The survey area occurs within the SSHCP. The proposed project is not considered a covered activity, and the City of San Clemente (Applicant) is not a participating landowner in the SSHCP. Therefore, implementation of avoidance/minimization measures will be needed for the proposed project to be considered consistent with SSHCP.

As a non-Participating Landowner/Permittee under the SSHCP and Special Area Management Plan, the Applicant will be required to demonstrate compliance with the local, state, and federal laws and regulatory policies as they pertain to the protection of biological resources. Impacts to special-status species or regulatory waters that would require permitting will require the Applicant to consult with the resource agencies and permit such actions through the typical permitting process to comply with the California Endangered Species Act, the federal Endangered Species Act, and the Clean Water Act. These policies are also designed to avoid, minimize, and mitigate impacts to certain biological resources covered under the plans, i.e., “Covered Species,” “Conserved Vegetation Communities,” and the U.S. Army Corps of Engineers jurisdictional wetlands and waters since the Applicant is not granted take coverage under the SSHCP.

## County of Orange General Plan

The following goal, objective, and policy from the County of Orange General Plan are relevant to the project (County of Orange 2012):

### Resources Element

Goal 1: Protect wildlife and vegetation resources and promote development that preserves these resources.

Objective 1.1: To prevent the elimination of significant wildlife and vegetation through resource inventory and management strategies.

### Policies:

1. **WILDLIFE AND VEGETATION.** To identify and preserve the significant wildlife and vegetation habitats of the County.

## City of San Clemente General Plan

The Natural Resources Element of the City of San Clemente General Plan establishes goals and policies aimed at preserving and enhancing the City's biological, aesthetic, archaeological, mineral, air quality, and energy resources. The primary goal of this Element is to restore and protect natural resources so that they continue to enhance our community identity and provide environmental, aesthetic, economic, and health benefits (City of San Clemente 2014).

Goal: Protect and restore significant plant and wildlife species and habitats.

### Policies:

NR-1.01. Information. Acquire and maintain the most current information available regarding the status and location of sensitive biological elements (species and natural communities) and use this information to guide decisions that could affect biological resources.

NR-1.02. Natural Areas. In natural areas that are undeveloped or essentially so, applicants for proposed projects must:

- a. avoid significant impacts, including retention of sufficient natural space where appropriate;
- b. retain watercourses, riparian habitat, and wetlands in their natural condition;
- c. maintain habitat linkages (wildlife corridors) between adjacent open spaces, water sources and other habitat areas and incorporated these into transportation projects and other development projects to maintain habitat connectivity;
- d. incorporate visually open fences, or vegetative cover to preserve views, ensure continued access and to buffer habitat areas, open space linkages or wildlife corridors from development, as appropriate;
- e. locate and design roads such that conflicts with biological resources, habitat areas, linkages or corridors are minimized; and
- f. utilize open space or conservation easements when necessary to protect sensitive species or their habitats.

NR-1.03. Sensitive Habitats. Prohibit development and grading which alters the biological integrity of sensitive habitats, including Riparian Corridors, unless no feasible project alternative exists which reduces environmental impacts to less than significant levels, or it is replaced with habitat of equivalent value, as acceptable to the City Council.

- a. Where no environmentally feasible alternative exists, development within Riparian Corridors shall avoid removal of native vegetation; prevent erosion, sedimentation and runoff; provide for sufficient passage of native and anadromous fish; prevent wastewater discharges and entrapment; prevent groundwater depletion or substantial interference with surface and subsurface flows; and protect and re-establish natural vegetation buffers.

NR-1.04. Threatened and Endangered Species. We preserve the habitat of threatened and endangered species in place as the preferred habitat conservation strategy.

NR-1.06. Habitat Conservation Plan. Support and follow the U.S. Fish and Wildlife Services Orange County Southern Subregion Habitat Conservation Plan (HCP) and Habitat Management Program.



## City of San Clemente Municipal Code

Chapter 12.24 of the City of San Clemente Municipal Code authorizes the removal of street trees by the City only when:

- A. Visual Hazard. Obstructing sight distance necessary for the safe operation of vehicles at street intersections, or obscuring in an otherwise incurable manner any traffic or railroad crossing signal or other safety device as determined by the City Engineer;
- B. Safety Hazard. Any condition as determined by the Director of Beaches, Parks and Recreation to be an immediate hazard to life or property;
- C. Condition. Dead, decayed or diseased beyond correction;
- D. Unauthorized Plantings. Any tree planted without City approval, in improper location or of an unauthorized variety for area.

## Results

### Existing Conditions

#### West Study Area

The West study area consists of vacant undeveloped parcel bound by Avenida Hermosa to the north, Vista Hermosa sports park to the east, a walking trail to the south, and down-sloped hillside to the west. The site is relatively flat and graded, with evidence of recent vegetation maintenance activities. The surrounding study area buffer is sloped upward to the north, sloped downward to the south and west, and relatively flat to the east. Elevation on the study area ranges from approximately 410 feet along the south end to approximately 450 feet along the northwest end. A disturbed wood chippings debris pile is present on the central portion of the West study area.

#### Vegetation Communities and Land Covers

A total of five vegetation communities or land cover types were identified on the west study area: mixed sage scrub, black mustard—Maltese star-thistle Alliance (*Brassica nigra*—*Centaurea melitensis*), ornamental plantings, disturbed land, and urban/developed land. The extent of these vegetation communities and land covers are depicted in Figure 2, Biological Resources.

#### Mixed Sage Scrub

Mixed sage scrub is described within the County of Orange Habitat Classification System as a type of native scrub habitat dominated by an even mix of four or more sage scrub species including California buckwheat (*Eriogonum fasciculatum*), sages (*Salvia* spp.), California brittlebush (*Encelia californica*), laurel sumac (*Malosma laurina*), sticky orange monkeyflower (*Diplaucus aurantiacus*), and prickly pears (*Opuntia* spp.). California sagebrush (*Artemesia californica*) may also occur. Characteristic species observed in the study area include California buckwheat, black sage (*Salvia mellifera*), and California brittlebush. This vegetation community was observed in uplands bordering the northwestern portion of the site, as well as within the southern portion of the study area buffer (Figure 2, Biological Resources). The mixed sage scrub in the southern portion of the study area buffer is disturbed by ornamental pine trees.

## Black Mustard–Maltese Star Thistle Alliance

This non-native vegetation community is described within the Manual of California Vegetation as upland mustards or star-thistle fields. Characteristic species observed on the study area include black mustard, shortpod mustard (*Hirschfeldia incana*), cardoon (*Cynara cardunculus*), and Maltese star-thistle. This vegetation community dominates the study area; dense black mustard occurs along the hillside in the southern portion of the study area, while the central portion of the study area has been disturbed by recent lawn rolling for ongoing vegetation maintenance.

## Parks and Ornamental Plantings

Parks and Ornamental Plantings are described within the County of Orange Habitat Classification System as a type of developed area consisting of various introduced trees, shrubs, and grasses. This non-native vegetation community is associated with Vista Hermosa Sports Park which borders the eastern portion of the study area. Characteristic species include ornamental pines and rosemary (*Salvia rosmarinus*) bordering the sidewalks, as well as sports park turf grass.

## Disturbed Habitat

Disturbed habitat is a land cover type describing land that has been altered by humans and do not contain a sufficient vegetation community yet retain a graded or altered substrate that has a limited potential to support ruderal species. Disturbed habitat is present within the central portion of the study area is characterized by a debris pile consisting of wood chippings.

## Developed Land

The urban/developed land cover type describes human-altered land that does not retain a natural substrate or support vegetation. It includes buildings, pavements, and roads. Urban/developed land on the study area is associated with the adjacent Vista Hermosa Sports Park and consist of concrete sidewalk, a compacted dirt walking path, and an asphalt-paved public right-of-way.

## Species Diversity

A total of 24 native or naturalized plants consisting of 9 (38%) native and 15 (62%) non-native species were observed on the western study area. A total of four native wildlife species were detected on the western study area: wrentit (*Chamaea fasciata*), song sparrow (*Melospiza melodia*), house finch (*Haemorrhous mexicanus*), and desert cottontail (*Sylvilagus audubonii*). The West study area contains ornamental shrubs and trees as well as non-native grassland and limited mixed sage scrub that have the potential to support a variety of native and migratory bird species protected under the Migratory Bird Treaty Act.

## East Study Area

The East study area is bound by Avenida La Pata to the east, Avenida Vista Hermosa to the north, a fire station to the south, and Vista Hermosa Sports Park to the west. Topography on the study area is relatively flat, with a maintained slope to the west associated with the adjacent sports park. Elevation on the study area ranges from approximately 340 feet in the southeast to approximately 380 feet to the northwest. A 12-inch plastic drainage pipe was observed at the southeastern portion of the project site at the top of an oval erosional depression, that may be considered an ephemeral drainage feature such as a swale.

## Vegetation Communities and Land Covers

A total of five vegetation communities or land covers were mapped on the East study area: mixed sage scrub, Mediterranean grassland (*Schismus barbatus*), perennial ryegrass (*Lolium perenne*) grassland, ornamental plantings, and urban/developed land (Figure 2, Biological Resources). Ornamental plantings and urban/developed land covers on the Eastern study area share the general characteristics as described above within the West study area.

### Mixed Sage Scrub

This vegetation community has already been described for the West Study Area. It is present on the southeastern portion of the East study area. Characteristic species observed on the East study area include California brittlebush, coyote brush, and toyon (*Heteromeles arbutifolia*) in the shrub canopy. Scattered native telegraph weed (*Heterotheca grandiflora*) is also present in the herbaceous understory. The mixed sage scrub on the East study area is small in extent, isolated, and disturbed from adjacent urban development and from encroachment of non-native ornamental species associated with that urban development.

### Mediterranean Grass Grassland

This non-native herbaceous vegetation community is dominated by Mediterranean grassland, with other ruderal herbs and forbs characteristic of urban and disturbed environments. Characteristic species observed included maintained Mediterranean grass, with scattered common sow-thistle (*Sonchus oleraceus*), Bermuda grass (*Cynodon dactylon*), ripgut brome (*Bromus diandrus*), red brome (*Bromus rubens*), and cheeseweed mallow (*Malva parviflora*). Mediterranean grassland was observed on a maintained slope on the eastern portion of the study area.

### Perennial Ryegrass Grassland

Perennial ryegrass grassland is a non-native vegetation community dominated by perennial ryegrass, with other ruderal herbs and forbs characteristic of urban and disturbed environments. This vegetation community occurs in the central portion of the study area. Characteristic species observed include perennial ryegrass, wall barley (*Hordeum murinum*), shortpod mustard, slender oat (*Avena barbata*), prickly lettuce (*Lactuca serriola*), and scarlet pimpernel (*Lysimachia arvensis*). Evidence of repeated vegetation maintenance such as discing, resulting in loose, upturned soils, was observed within the perennial ryegrass grassland. Multiple small animal burrows were also observed within this vegetation community on the East study area.

### Species Diversity

A total of 29 native or naturalized plants consisting of 23 (79%) native and 6 (21%) non-native species were observed on the East study area. A total of four native wildlife species were detected on the East study area: American crow (*Corvus branchyrynchos*), song sparrow (*Melospiza melodia*), house finch, and northern mockingbird (*Mimus polyglottos*). The East study area contains ornamental shrubs and trees as well as non-native grassland and limited mixed sage scrub that have the potential to support a variety of native and migratory bird species protected under the Migratory Bird Treaty Act.

## Potential Biological Constraints

### Special-Status Plants

A total of 89 special-status plant species were reported in the California Natural Diversity Database, USFWS, and the California Native Plant Society databases as occurring within the San Clemente U.S. Geological Survey topographic quadrangle in which the West and East study areas occur, and surrounding seven quadrangles (Dana Point, San Onofre Bluff, Margarita Peak, Las Pulgas Canyon, Canada Gobernadora, Sitton Peak, and San Juan Capistrano). No special-status plant species were observed incidentally during the biological reconnaissance on the West and East study areas, and the reconnaissance was conducted during the spring blooming period when many species are blooming. However, native mixed coastal sage scrub on the western study area has the potential to support 59 of the 89 special-status plant species. While the isolated, fragmented, and disturbed mixed sage scrub on the Eastern study area is not adequate quality to support rare or special-status plants, the Western study area contains relatively high quality upland mixed coastal sage scrub with adequate density and minimal disturbance.

### Special-Status Wildlife

A total of 51 special-status wildlife species were reported in the CNDDB and USFWS databases as occurring in the vicinity of the study area. Of those, 25 were determined to have no potential to occur due to lack of suitable habitat. However, 26 special-status wildlife, including coastal California gnatcatcher (*Polioptila californica californica*) and burrowing owl (*Athene cunicularia*), have a potential to occur on the West and East study areas due to the presence of sloped mixed coastal sage scrub and non-native grassland. Specifically, burrowing owl has the potential to occur in the non-native grassland with loose soils and small animal burrows on the East study area, while coastal California gnatcatcher has a potential to occur on the sloped mixed coastal sage scrub in the West study area.

## Recommendations

A biological resources technical report is recommended to be prepared to analyze potential project-related impacts under the California Environmental Quality Act once the project site has been determined to ensure project adherence to federal, state, regional, and local policies and ordinances.

### Pre-Construction Nesting Bird Presence/Absence Survey

The mixed coastal sage scrub, non-native grasslands, and ornamental vegetation on both study areas provide suitable nesting and foraging habitat for several resident and migratory bird species protected under the Migratory Bird Treaty Act and California Fish and Game Code section 3500 et seq. As such, construction activities should avoid the bird nesting season (generally February 1 through August 30) to ensure compliance with these laws. If avoidance of the nesting season is not feasible, then a pre-construction nesting bird survey should be conducted by a qualified biologist within 10 days prior to construction activities to determine the presence/absence of nesting birds within the study area. If nesting birds are discovered during pre-construction surveys, then the qualified biologist should identify an appropriate buffer where no project activities are allowed to occur until after the birds have fledged from the nest. Construction activities may take place in other areas on the project site, outside of the nest avoidance buffer, as authorized by an on-site monitoring biologist.

## West Study Area

Due to the presence of sloped coastal sage scrub within the study area, a minimum of three focused surveys for coastal California gnatcatcher, conducted by a qualified (permitted) biologist, are recommended to be conducted during the breeding season (February 15–August 30) following USFWS protocol guidelines (USFWS 1997) to determine presence/absence of this federal and state-listed species. Three surveys are recommended due to the project's presence within the OC NCCP/HCP Southern Subregion. If coastal California gnatcatcher is detected, further avoidance and/or mitigation measures are required, including, but not limited to, an Incidental Take Permit. Project impacts to coastal California gnatcatcher-occupied coastal sage scrub habitat are considered significant absent mitigation under the California Environmental Quality Act.

In addition, the mixed coastal sage scrub can support a variety of special-status plants that have a potential to occur on the West study area based on the literature and database review. As such, a CDFW protocol-level (CDFW 2018) rare plant survey is recommended to be conducted by a qualified botanist during the appropriate blooming period for target species.

## East Study Area

Due to the presence of a 12-inch plastic drainage pipe at the top of an oval erosional depression on the southern portion of the site, a formal jurisdictional wetland delineation is recommended to be conducted to determine whether this is considered a jurisdictional aquatic resource under the U.S. Army Corps of Engineers, CDFW, and/or the Regional Water Quality Control Board. Although no vernal pool plant indicator species or standing water was observed, there may be upstream or downstream connectivity to an aquatic resource or presence of hydrologic soils, which would be determined during the formal wetland delineation.

The jurisdictional delineation will identify and map existing aquatic resources subject to the regulatory jurisdiction of the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act (33 USC 1344), waters of the state potentially subject to the regulatory jurisdiction of the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act, and stream and riparian habitats potentially subject to the jurisdiction of the CDFW pursuant to Section 1602 of the California Fish and Game Code.

If jurisdictional features are identified, and impacts cannot be avoided, the project would require regulatory permits from the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and/or CDFW.

In addition, non-native grassland with small animal burrows suitable for the CDFW Species of Special Concern and state Candidate for listing burrowing owl (*Athene cunicularia*) are present in the central portion of the study area. As such, focused surveys for burrowing owl following CDFW protocol (CDFG 2012) are recommended to be conducted during the breeding season (February 1–August 31). At least three of the four surveys shall be conducted (at least three weeks apart) during the peak breeding season of April 15 through July 15.

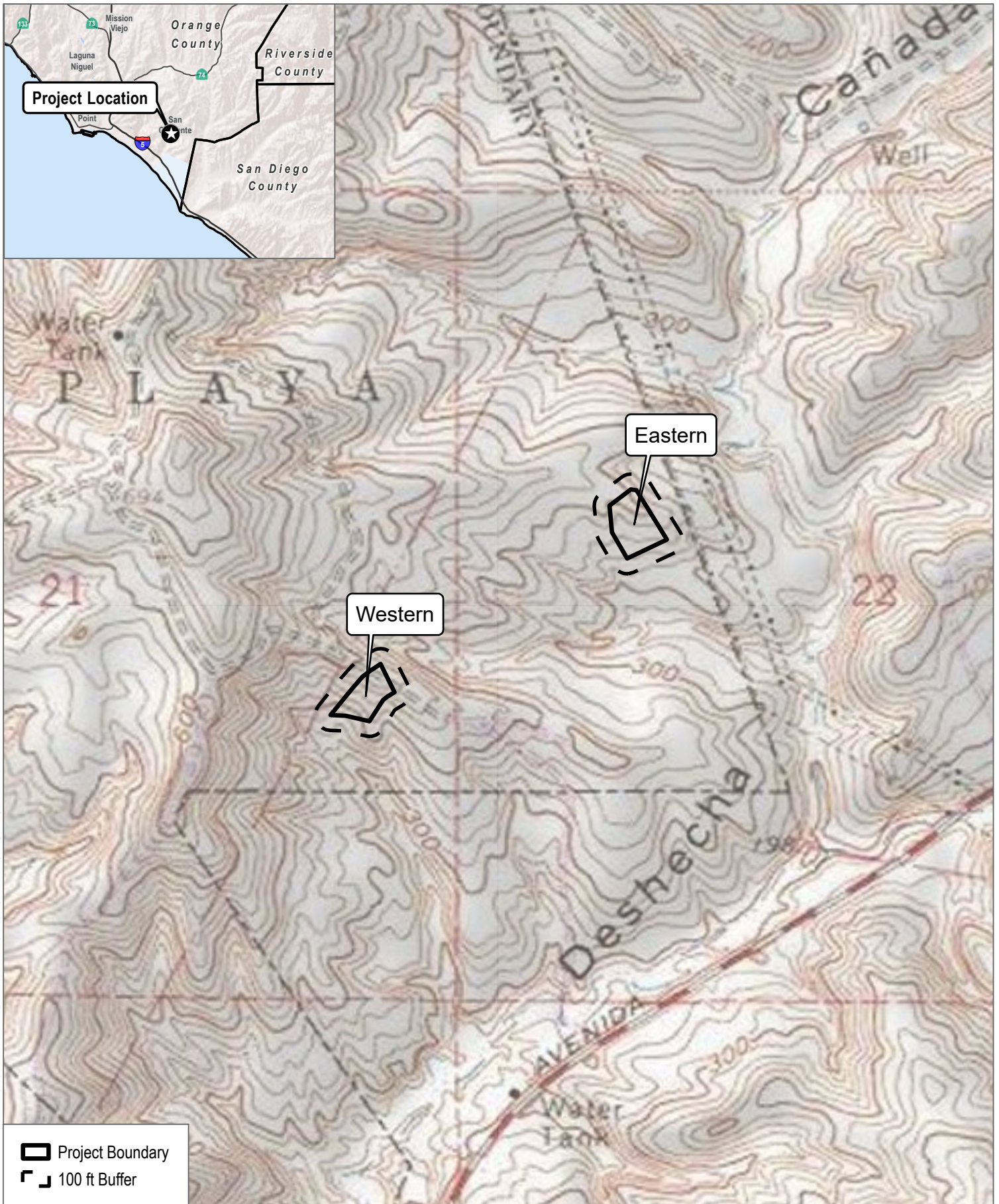
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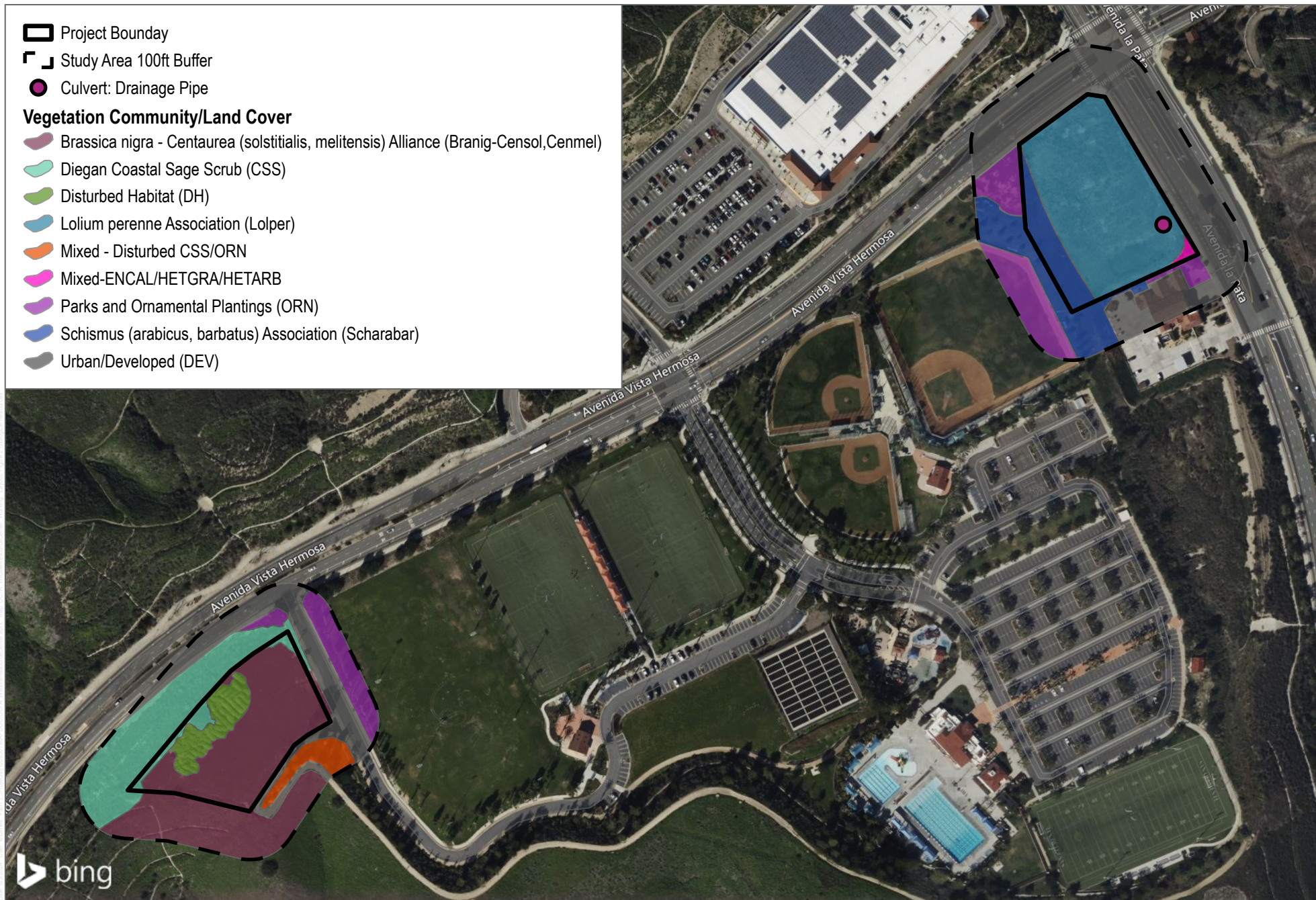
SOURCE: USGS National Map 2024

**FIGURE 1**

**Project Location**

OCFA Wildfire Resource Center Project





SOURCE: Bing Maps 2024

**DUDEK**



0 130 260 Feet

**FIGURE 2**

**Biological Resources**

OCFA Wildfire Resource Center Project

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# Attachment A

## Species Compendium

# Western Study Area

## Plant Species

### Angiosperms (Dicots)

#### ANACARDIACEAE – CASHEW FAMILY

*Rhus integrifolia* – lemonade berry

#### ASTERACEAE – SUNFLOWER FAMILY

*Acmispon argophyllus* – silver birds foot trefoil

*Baccharis pilularis* – coyote brush

\* *Carduus pycnocephalus* – Italian thistle

\* *Centaurea melitensis* – tocalote

\* *Cynara cardunculus* – cardoon, artichoke thistle

*Encelia californica* – California brittlebush

*Eriogonum fasciculatum* – California buckwheat

*Eriophyllum confertiflorum* – golden yarrow

\* *Lactuca serriola* – prickly lettuce

\* *Pseudognaphalium* spp. - cudweed species

\* *Sonchus oleraceus* – common sow-thistle

#### BRASSICACEAE – MUSTARD FAMILY

\* *Brassica nigra* – black mustard

\* *Hirschfeldia incana* – short-pod mustard

#### FABACEAE – PEA FAMILY

\* *Melilotus indicus* – annual yellow sweetclover

#### LAMIACEAE – MINT FAMILY

*Salvia mellifera* – black sage

\* *Salvia rosmarinus* – rosemary

#### MALVACEAE – MALLOW FAMILY

*Malacothamnus fasciculatus* – chaparral mallow

#### OXALIDACEAE – WOOD SORREL FAMILY

\* *Oxalis corniculata* – creeping wood sorrel

#### PLANTANACEAE – PLANTAIN FAMILY

*Platanus racemosa* – western sycamore

## **Gymnosperms (Monocots)**

### **PINACEAE – PINE FAMILY**

- \* *Pinus* spp. – pine species

### **POACEAE – GRASSES**

- \* *Bromus hordeaceus* – soft brome
- \* *Hordeum murinum* – wall barley
- \* *Schismus barbatus* – Mediterranean grass

## **Wildlife Species – Vertebrates**

### **Birds**

#### **FRINGILLIDAE – FINCHES**

*Carpodacus mexicanus* – house finch

#### **PARADOXORNITHIDAE – PARROTBILLS**

*Chamaea fasciata* – wrentit

#### **TROCHILIDAE – HUMMINGBIRDS**

*Calypte anna* – Anna’s hummingbird

### **Mammals**

#### **LEPORIDAE – RABBITS AND HARES**

*Sylvilagus audubonii* – desert cottontail

- \* signifies introduced (non-native) species



# Eastern Study Area

## Plant Species

### Angiosperms (Dicots)

#### AMARANTHACEAE – AMARANTH FAMILY

- \* *Atriplex semibaccata* – Australian saltbush

#### ASTERACEAE – SUNFLOWER FAMILY

- Baccharis pilularis* – coyote brush
- \* *Centaurea melitensis* – tocalote
- Eriophyllum confertiflorum* – golden yarrow
- Heterotheca grandiflora* – telegraph weed
- \* *Lactuca serriola* – prickly lettuce
- \* *Santolina chamaecyparissus* – lavender cotton
- \* *Sonchus oleraceus* – common sow-thistle

#### BRASSICACEAE – MUSTARD FAMILY

- \* *Hirschfeldia incana* – short-pod mustard

#### FABACEAE – PEA FAMILY

- \* *Vicia sativa* – common vetch

#### FAGACEAE – BEECH FAMILY

- Quercus agrifolia* – coast live oak

#### LAMIACEAE – MINT FAMILY

- \* *Salvia rosmarinus* – rosemary

#### MALVACEAE – MALLOW FAMILY

- \* *Malva parviflora* – cheeseweed mallow

#### OXALIDACEAE – WOOD SORREL FAMILY

- \* *Oxalis corniculata* – creeping wood sorrel

#### PRIMULACEAE – PRIMROSE FAMILY

- \* *Lysimachia arvensis* – scarlet pimpernel

#### ROSACEAE – ROSE FAMILY

- Heteromeles arbutifolia* – toyon, Christmas berry

**STRELITZIACEAE – BIRDS OF PARADISE FAMILY**

- \* *Strelitzia reginae* – bird of paradise, crane flower

**Gymnosperms (Monocots)****ARECACEAE – PALMS**

- \* *Washingtonia robusta* – Mexican fan palm

**POACEAE – GRASSES**

- \* *Avena barbata* – slender oat
- \* *Bromus catharticus* – rescuegrass, grazing brome
- \* *Bromus diandrus* – ripgut brome
- \* *Bromus hordeaceus* – soft brome
- \* *Bromus rubens* – red brome
- \* *Cynodon dactylon* – Bermuda grass
- \* *Hordeum murinum* – wall barley
- \* *Lolium perenne* – perennial ryegrass
- \* *Phalaris caroliniana* – Carolina canary grass
- \* *Schismus barbatus* – Mediterranean grass

**Wildlife Species – Vertebrates****Birds****CORVIDAE – JAYS AND CROWS**

- Corvus brachyrhynchos* – American crow

**FRINGILLIDAE – FINCHES**

- Carpodacus mexicanus* – house finch

**MIMIDAE – MIMMIDS**

- Mimus polyglottos* – northern mockingbird

**PASSERELLIDAE – NEW WORLD SPARROWS**

- Melospiza melodia* – song sparrow

- \* signifies introduced (non-native) species



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## **Attachment B**

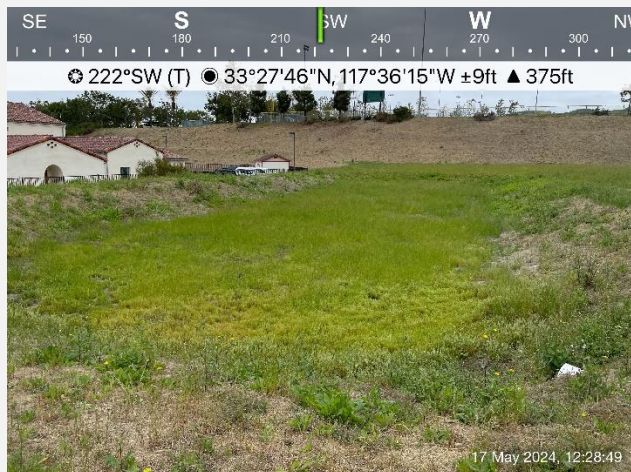
### Photo Log



1. Overview of the Eastern study area, facing east



2. Eastern study area, overview of mixed sage scrub, facing west



3. Eastern Study Area, overview of erosional depression and drainage pipe

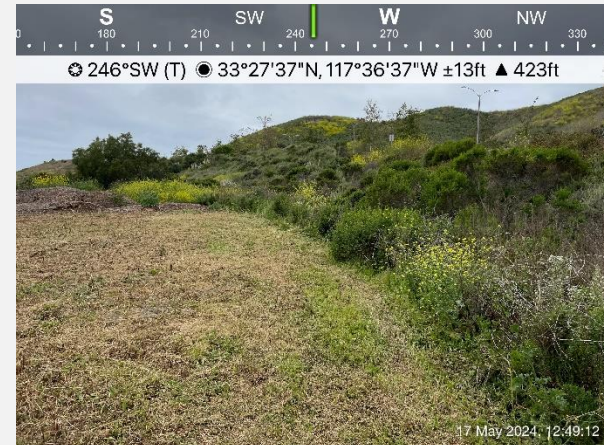


4. Overview of the Eastern study area, facing south





5. Overview of the Western study area, facing east



6. Overview of mixed sage scrub on the Western study area, facing west



7. Southern portion of Western Study area, view of mixed sage scrub



8. View of disturbed debris pile on Western study area

**To:** Ross Whitehead, Associate Planner  
RRM Design Group

**From:** Collette L. Morse, AICP

**Date:** May 13, 2024

**Subject:** OCFA Wildfire Resource Center, Orange County, California

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The Orange County Fire Authority (OCFA) is considering the development of a new OCFA Wildfire Resource Center within Rancho Mission Viejo (RMV) Planning Area 3. Rancho Mission Viejo is a planned community (The Ranch Plan Planned Community) that encompasses approximately 23,000 acres within Orange County, California.

This memorandum summarizes a review of relevant site documents and technical studies, and the anticipated County of Orange development application and California Environmental Quality Act (CEQA) processes.

This memorandum summarizes a review of relevant site documents and technical studies, and the anticipated City of San Clemente development application and California Environmental Quality Act (CEQA) processes.

The memorandum is organized as follows:

- A. General Plan and Zoning Designations [Page 2]
- B. County of Orange Development Application [Page 2]
- C. CEQA Determination [Page 2]
- D. Site Overview: OCFA Wildfire Resource Center – Rancho Mission Viejo) [Page 3]
- E. Completed Technical Studies [Page 5]
- F. Site Development Application [Page 6]
- G. Reference Materials Reviewed [Page 7]

## **A. GENERAL PLAN AND ZONING DESIGNATIONS**

### **General Plan Land Use Designation**

Per the Orange County General Plan Map (dated August 23, 2015), the project site is designated as 1b. Suburban Residential, 5. Open Space, and/or 6. Suburban Residential.

### **Zoning Map Designation**

Per The Ranch Plan Planned Community Program Text (RPPC), as adopted by Ordinance 04-014 on November 8, 2004 by the Orange County Board of Supervisors, the project site is designated as Planned Community (as shown in RPPC Exhibit 3, Planned Community Zoning Map).

The proposed Fire Station would be subject to RPPC Section III Use Regulations and Development Standards, Subsection F, Community Facilities. Per Subsection F.1.a.2.f, Fire Stations, the proposed fire station is a principal permitted use subject to an RPPC Subarea Plan per RPPC Section II.B and a Site Development Permit per RPPC Section II.C.

## **B. COUNTY OF ORANGE DEVELOPMENT APPLICATION**

The proposed Fire Station would be subject to RPPC Section III Use Regulations and Development Standards, Subsection F, Community Facilities. Per Subsection F.1.a.2.f, Fire Stations, the proposed fire station is a principal permitted use subject to an RPPC Subarea Plan per RPPC Section II.B and a Site Development Permit per RPPC Section II.C.

The proposed Fire Station would be subject to a ministerial approval from the County of Orange. The proposed development would not be subject to public hearings with the Planning Commission or City Council.

## **C. CEQA DETERMINATION**

As noted in B. above, fire stations are an allowable use on the project site.

The consultant team conducted a review of the existing environmental documents related to the RMV site, including Program Level Environmental Impact Report (EIR) 589, certified in 2004, and Planning Area 3 Addendum to EIR 589. The consultant team found that the RMV site and envisioned used is covered under these documents and as such would not result in new impacts or warrant new mitigation measures beyond those identified in the existing environmental documents. Therefore, the proposed Wildfire Resource Center would not be subject to additional CEQA review but would be subject to a ministerial plan check review process by the County of Orange, including a consistency memorandum to show that that the project was previously analyzed and that no new impacts or mitigation measures are required as well as a standard application review and compliance with applicable development standards.

**D. SITE OVERVIEW: OCFA WILDFIRE RESOURCE CENTER –  
RANCHO MISSION VIEJO**

<b>Table 1 Property Summary</b>	
Subject Property Name	OCFA Wildfire Resource Center (TTM 19227 Lot 21) RMV Planning Area 3, Subarea 3.14
Parcels & Acreage	APN 125-165-06 and 125-165-50 (Portion) Approximately 5 acres
Subject Property Address (and/or Other Physical Location Description	Gibby Road/Coyotes Private Access Road Orange County, CA 92675
Subject Property and Area Description	<p>The subject property consists of vacant land and unpaved roads. The property is situated north of Gibby Road and Ortega Highway, and south-southeast of Cow Camp Road. The irregular-shaped property encompasses approximately 5 acres in the planning subarea (3.14).</p> <p>The area to the west is occupied by drainage basins and undeveloped land, while the area to the south is occupied by undeveloped land and San Juan Creek. The area to the east is occupied by vacant land, and the area to the north is occupied by vacant land, an unpaved road, and orchards.</p>
Current Subject Property Use/ Operations	Vacant land and unpaved roads.

**Table 2**  
**Current Uses of Adjoining Properties**

North	Vacant land, unpaved road, and orchards.
East	Vacant land and CR&R Environmental Services waste facility.
South	Vacant land and San Juan Creek.
West	Vacant land, unpaved road, and drainage basins.

**Table 3**  
**General Description**

Subject Property and Area Description	<p>The subject property consists of vacant land and unpaved roads. The property is situated north of Gibby Road and Ortega Highway, and south-southeast of Cow Camp Road. The irregular-shaped property encompasses approximately 5 acres in the planning subarea (3.14), and is situated in the southern portion of the former CPC facility.</p> <p>The area to the west is occupied by drainage basins and undeveloped land, while the area to the south is includes undeveloped land and San Juan Creek. The area to the east is occupied by vacant land, and the area to the north is occupied by vacant land, an unpaved road, and orchards.</p>
Structures, Roads, Other Improvements	An unpaved from southwest to northeast across the western portion of the property and reflects the former entrance to the CPC facility. There are no structures or buildings on the property.
Subject Property Size	The subject property encompasses approximately 5 acres.
Estimated % of Property Covered by Buildings/Pavement	0% (based on reconnaissance visit).
Observed Current Subject Property Use/Operations	The subject property is currently vacant land.
Observed Evidence of Past Subject Property Uses	None observed.



<b>Table 3 General Description</b>	
Sewage Disposal Method (and age)	None observed.
Emergency Generator	None observed or reported to be present.
Potable Water Source	Private Wells (RMV)
Electric & Gas Utility	San Diego Gas & Electric Company (SDG&E)

## **E. COMPLETED TECHNICAL STUDIES**

- EnviroApplications, Inc. (EAI), Phase I Environmental Site Assessment Report for OCFA Wildfire Resource Center, TTM 19227 LOT 21, Planning Area 3, Subarea 3.14, Gibby Road/Coyotes Private Access Road, San Juan Capistrano, Orange County, CA 92675 (December 8, 2023)

### **Phase I Environmental Site Assessment Findings & Conclusions**

EAI has performed a Phase I Environmental Site Assessment (ESA) in conformance with the Scope of Work (SOW) required by Title 40 Code of Federal Regulations (CFR) Part 312 (All Appropriate Inquiry; AAI), and ASTM International (ASTM) E1527-21 of TTM 19227 Lot 21 in Subarea 3.14 within RMV Planning Area (PA) 3, situated northeast of Gibby Road and Coyotes Private Access Road, San Juan Capistrano, Orange County, CA 92675. Any exceptions to, or deviations from the Scope of Work (SOW) are described in this report, where applicable.

The historical records reviewed indicate that the subject property was undeveloped land until circa 1938 when the northwestern corner was used for agricultural purposes (part of a larger agricultural area to the west).

Roadways were constructed directly to the south and west. By 1967, sand and mining operation plants and concrete and aggregate plants operated on the subject property, along with properties to the north, east, and south. By the 1990s, the mining and plant operations decreased and by 2012, the eastern portion of the property was graded. The property is currently vacant, undeveloped land.

The subject property was identified by EDR under several entities, including Vista Energy Transportation, Catalina Pacific Concrete, Gravel Pit, Robertson's Ready Mix, San Juan Creek Upstream, Calmat, California Portland Cement, and Industrial Asphalt. The companies were listed in the following databases: RCRA LQG, LUST, UST, AST, SWEEPS UST, HIST UST, CA FID UST, RCRA NonGen/NLR, FINDS, ECHO, HAZNET, HWTS, CIWQS, CERS, Cortese, HIST CORTESE, EMI, HAZNET, MINES, MINES MRDS, NPDES, and WDS. On February 2, 1990, Orange Co LUST opened a case at 31511 Ortega Highway for a diesel fuel release affecting soil only. The case was closed on February 2, 1991.

Records of potential environmental consequence found for the subject property include: the closed LUST case at the former CalMat site (31511 Ortega Highway). Based on the information reviewed, an

unauthorized release of diesel was discovered in February 1990; only soil was impacted. The cause of the leak and the source of the leak are unknown. The case received regulatory closure on February 5, 1991, from the OCHCA. The closed LUST case indicates an ASTM HREC.

No known environmental release sites located either hydrogeologically up or immediately side-gradient of the subject property, that qualify as a potential adverse environmental contaminant impact source condition to the subject property, were identified in the EDR Report that was obtained and reviewed during performance of this ESA.

EAI performed a Vapor Encroachment Screen (VES) for the subject property, in accordance with ASTM E2600-15. The purpose was to evaluate whether nearby sites (e.g., gas stations, dry cleaners, or other listings of environmental concern) that store, use and/or dispose of hazardous materials or other chemicals, have documented releases potentially resulting in subsurface vapors migrating onto the subject property, typically as a result of contaminated soil and/or groundwater which may be present on or near the property (i.e., a Vapor Encroachment Condition or VEC). Based on EAI's Tier 1 Screening evaluation, presence of a potential VEC at the subject property can be ruled out, due to the lack of chemicals of concern. Therefore, the presence of a potential VEC at the subject property is considered low.

On December 6, 2023, EAI personnel conducted a site reconnaissance to physically observe the subject property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of environmental concerns or ASTM RECs was noted on the property during our site reconnaissance. No non-ASTM issues associated with the possible presence of LBP, ACM, radon gas, or mold were identified.

Based on the information obtained in this ESA, EAI has the following findings and opinions:

- This assessment has revealed no evidence of known or suspected RECs, CRECs, or de minimis conditions in connection with the subject property.
- The closed LUST case at former Cal Mat (CPC tenant property) indicates an HREC.
- No additional investigation is recommended at this time.

## **F. SITE DEVELOPMENT APPLICATION**

The County of Orange Public Works and County of Orange Development Services provide information relative to development applications and various plan checklists, which can include technical studies. Several checklists have been identified below.

- County of Orange Development Services

<https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/applications-and-forms>

Building Permit Plan Check Process

<https://ocds.ocpublicworks.com/sites/ocpwocds/files/2022-07/Building%20Permit%20and%20Plan%20Check%20Process1.pdf>

Building Plan Checklist

<https://ocds.ocpublicworks.com/sites/ocpwocds/files/2022-07/Building%20Plan%20Check%20Submittal%20Checklist1.pdf>

Landscape Plan Checklist

<https://ocds.ocpublicworks.com/sites/ocpwocds/files/2021-06/Landscape%20Plan%20Review%20Checklist.pdf>

Grading Plan Checklist

<https://ocds.ocpublicworks.com/sites/ocpwocds/files/2021-06/Grading%20Plan%20Check%20Checklist.pdf>

## **G. REFERENCE MATERIALS REVIEWED**

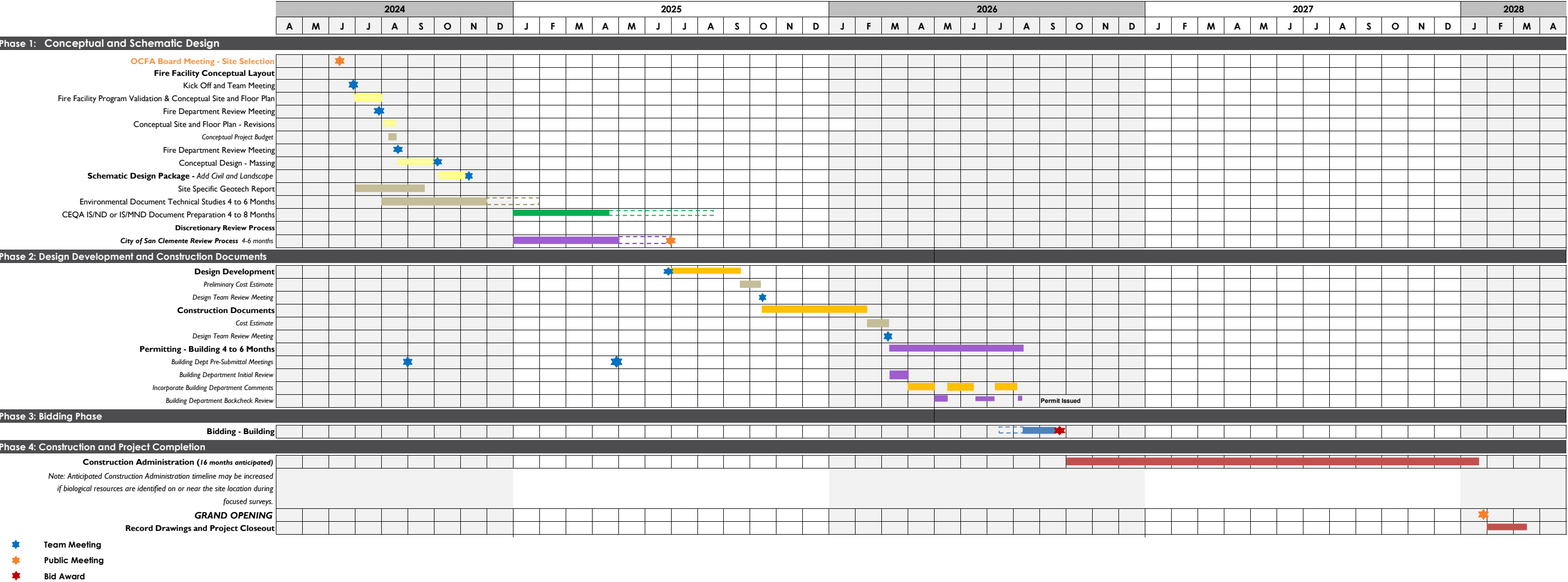
### **County of Orange**

- Orange County General Plan Land Use Element Map (August 23, 2015)  
[General Plan Land Use Element Map - 2015](#)
- The Ranch Plan Planned Community (As Adopted by Ordinance 04-014 on November 8, 2004 by the Orange County Board of Supervisors, the Ranch Plan Planned Community Statistical Table and Development Map As Amended by Resolution 06-05, Orange County Planning Commission Dated July 26, 2006)  
[The Ranch Plan Planned Community](#)  
[The Ranch Plan Map](#)
- EIR No. 589 (Draft, June 10, 2004)  
[EIR 589 The Ranch Plan](#)  
[EIR 589 Technical Appendices](#)  
[EIR 589 Errata](#)  
[EIR 589 Final Responses to Comments](#)  
[EIR 589 Mitigation Monitoring Program](#)  
[OC Affordable Housing - Ranch Plan EIR](#)  
[F Street Addendum to FEIR 584 & 589](#)

# Orange County Fire Authority - Wildfire Resource Center

## Project Schedule

*City of San Clemente*





**DUDEK**

27271 LAS RAMBLAS, SUITE 340  
MISSION VIEJO, CALIFORNIA 92691  
T 949.450.2525

## MEMORANDUM

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**To:** Zach Rehm, Senior Planner, City of San Clemente  
**From:** Kimberly Narel, Biologist, Dudek  
**Subject:** Biological Resources Technical Memorandum for the Orange County Fire Authority Wildfire Resources Center Project, San Clemente, California  
**Date:** June 7, 2024  
**cc:** Tommy Molioo, Senior Biologist, Dudek  
**Attachments:** Figures 1–2  
A – Species Compendium  
B – Photo Log

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Dudek understands that the Orange County Fire Authority proposes to develop a wildfire resources center at one of two potential properties (sites) located in the City of San Clemente, Orange County, California. This biological resources technical memorandum addresses the potential for special-status biological resources to occur on each site, such as any special-status species, state and federally protected waters and wetlands, and applicable local, state, and federal laws and policies (e.g., the Orange County Natural Community Conservation Plan [NCCP], the California Environmental Quality Act, National Environmental Policy Act, the Migratory Bird Treaty Act) that could be affected by the project. The technical memorandum also includes recommendations for additional surveys or measures if special-status biological resources, or suitable habitat to support special-status species, are determined to occur on the two sites.

## Project Description and Location

The two sites are being evaluated for development of a wildfire resources center immediately adjacent to the Vista Hermosa Sports Park (Assessor's Parcel Number 678-163-01) in San Clemente, California. One site occurs on a vacant parcel immediately west of the sports park, and the other site occurs on a vacant parcel immediately east of the sports park. For the purposes of this technical memorandum, the properties are identified as West project site and East project site (Figure 1, Project Location). The West and East sites are specifically located south of Avenida Vista Hermosa, west of Avenida La Pata, north of Avenida Pico, and east of Camino Vera Cruz. They are mapped within Sections 21 and 22 of Township 8 South Range 7 West on the San Clemente, California 7.5-minute U.S. Geological Survey topographic quadrangle map. The two study areas investigated for the proposed project include 100-foot survey area buffers around both sites to account for both on-site and off-site biological resources that may be impacted by the proposed project. Both study areas occur within the boundaries of the Orange County Southern Subregion Habitat Conservation Plan (HCP) (County of Orange 1996).



## Methods

Prior to conducting the biological reconnaissance, Dudek's biologists queried local, state, and federal databases to determine the potential sensitive biological resources that could occur on the study areas based on previously documented occurrences in the vicinity. These database searches included the most recent versions of the California Natural Diversity Database (CDFW 2024), the California Native Plant Society Inventory of Rare and Endangered Plants (CNPS 2024), the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (USFWS 2024a), the U.S. Geological Survey National Hydrography Dataset (USGS 2024), the U.S. Department of Agriculture Web Soil Survey (USDA 2024), and the USFWS National Wetlands Inventory (USFWS 2024b).

Dudek biologist Kimberly Narel conducted a biological reconnaissance of the West and East study areas on May 17, 2024. The survey was conducted from 12:00 p.m. to 1:00 p.m.; weather conditions were favorable with 100% cloud cover, wind speeds at 2 miles per hour, and a temperature of 66°F. All native and naturalized plant species encountered in the West and East study areas were identified and recorded. The potential for special-status plant and wildlife species to occur within the study areas were evaluated based on the vegetation communities and soils present. Vegetation communities within the study areas were mapped according to the natural communities and land cover types described within the California Department of Fish and Wildlife's (CDFW) Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural communities (CDFW 2018), also known as the Sensitive Natural Communities List (CDFW 2023), which is based on A Manual of California Vegetation, Second Edition (Sawyer et al 2009). Community classifications were selected based on characteristic species present and dominant species distribution within the herbaceous, shrub, and tree layers observed on the study areas. Where appropriate, vegetation communities that were observed on the study areas were mapped according to the County of Orange HCP (County of Orange 1992) to more accurately describe the vegetation communities present.

Dudek also conducted a preliminary assessment at both survey areas for the presence of waters or wetlands potentially subject to regulatory agency jurisdiction, including searching for the presence or drainage features and topographic features and soils that could support standing water. However, a formal jurisdictional wetland delineation was not conducted as part of the biological reconnaissance.

During the biological reconnaissance, a general inventory of plant and wildlife species detected by sight, calls, tracks, scat, or other signs were compiled. Other sensitive biological resources assessed included the presence of wildlife corridors and nursery sites, as well as resources regulated by local HCPs or local policies and ordinances. Vegetation communities and any sensitive biological resources will be mapped and digitized into a geographic information system format. The potential for federal, state, and regional special-status species to occur on the study areas is based on the vegetation communities, soils, and other site factors present.

## Regional and Local Policies & Ordinances

The following regional and local policies and ordinances were identified as applicable to the project:

## Orange County Natural Community Conservation Plan/ Habitat Conservation Plan

The proposed project is within the NCCP/HCP area for the County of Orange Central and Coastal Subregion, specifically within the Southern Subregion of the NCCP/HCP area (County of Orange 1996) and is therefore analyzed in this report in the context of the NCCP/HCP with regards to the special-status species identified in the NCCP/HCP and the mitigation provisions of the NCCP/HCP.

USFWS finalized the Southern Subregion HCP (SSHCP) to authorize development of Rancho Mission Viejo and select County of Orange projects (i.e., expansion of a landfill and an extension of La Pata). There is an in-lieu fee program authorized for only a few select development sites within Cota de Caza. The survey area occurs within the SSHCP. The proposed project is not considered a covered activity, and the City of San Clemente (Applicant) is not a participating landowner in the SSHCP. Therefore, implementation of avoidance/minimization measures will be needed for the proposed project to be considered consistent with SSHCP.

As a non-Participating Landowner/Permittee under the SSHCP and Special Area Management Plan, the Applicant will be required to demonstrate compliance with the local, state, and federal laws and regulatory policies as they pertain to the protection of biological resources. Impacts to special-status species or regulatory waters that would require permitting will require the Applicant to consult with the resource agencies and permit such actions through the typical permitting process to comply with the California Endangered Species Act, the federal Endangered Species Act, and the Clean Water Act. These policies are also designed to avoid, minimize, and mitigate impacts to certain biological resources covered under the plans, i.e., “Covered Species,” “Conserved Vegetation Communities,” and the U.S. Army Corps of Engineers jurisdictional wetlands and waters since the Applicant is not granted take coverage under the SSHCP.

## County of Orange General Plan

The following goal, objective, and policy from the County of Orange General Plan are relevant to the project (County of Orange 2012):

### Resources Element

Goal 1: Protect wildlife and vegetation resources and promote development that preserves these resources.

Objective 1.1: To prevent the elimination of significant wildlife and vegetation through resource inventory and management strategies.

### Policies:

1. **WILDLIFE AND VEGETATION.** To identify and preserve the significant wildlife and vegetation habitats of the County.

## City of San Clemente General Plan

The Natural Resources Element of the City of San Clemente General Plan establishes goals and policies aimed at preserving and enhancing the City's biological, aesthetic, archaeological, mineral, air quality, and energy resources. The primary goal of this Element is to restore and protect natural resources so that they continue to enhance our community identity and provide environmental, aesthetic, economic, and health benefits (City of San Clemente 2014).

Goal: Protect and restore significant plant and wildlife species and habitats.

### Policies:

NR-1.01. Information. Acquire and maintain the most current information available regarding the status and location of sensitive biological elements (species and natural communities) and use this information to guide decisions that could affect biological resources.

NR-1.02. Natural Areas. In natural areas that are undeveloped or essentially so, applicants for proposed projects must:

- a. avoid significant impacts, including retention of sufficient natural space where appropriate;
- b. retain watercourses, riparian habitat, and wetlands in their natural condition;
- c. maintain habitat linkages (wildlife corridors) between adjacent open spaces, water sources and other habitat areas and incorporated these into transportation projects and other development projects to maintain habitat connectivity;
- d. incorporate visually open fences, or vegetative cover to preserve views, ensure continued access and to buffer habitat areas, open space linkages or wildlife corridors from development, as appropriate;
- e. locate and design roads such that conflicts with biological resources, habitat areas, linkages or corridors are minimized; and
- f. utilize open space or conservation easements when necessary to protect sensitive species or their habitats.

NR-1.03. Sensitive Habitats. Prohibit development and grading which alters the biological integrity of sensitive habitats, including Riparian Corridors, unless no feasible project alternative exists which reduces environmental impacts to less than significant levels, or it is replaced with habitat of equivalent value, as acceptable to the City Council.

- a. Where no environmentally feasible alternative exists, development within Riparian Corridors shall avoid removal of native vegetation; prevent erosion, sedimentation and runoff; provide for sufficient passage of native and anadromous fish; prevent wastewater discharges and entrapment; prevent groundwater depletion or substantial interference with surface and subsurface flows; and protect and re-establish natural vegetation buffers.

NR-1.04. Threatened and Endangered Species. We preserve the habitat of threatened and endangered species in place as the preferred habitat conservation strategy.

NR-1.06. Habitat Conservation Plan. Support and follow the U.S. Fish and Wildlife Services Orange County Southern Subregion Habitat Conservation Plan (HCP) and Habitat Management Program.

## City of San Clemente Municipal Code

Chapter 12.24 of the City of San Clemente Municipal Code authorizes the removal of street trees by the City only when:

- A. Visual Hazard. Obstructing sight distance necessary for the safe operation of vehicles at street intersections, or obscuring in an otherwise incurable manner any traffic or railroad crossing signal or other safety device as determined by the City Engineer;
- B. Safety Hazard. Any condition as determined by the Director of Beaches, Parks and Recreation to be an immediate hazard to life or property;
- C. Condition. Dead, decayed or diseased beyond correction;
- D. Unauthorized Plantings. Any tree planted without City approval, in improper location or of an unauthorized variety for area.

## Results

### Existing Conditions

#### West Study Area

The West study area consists of vacant undeveloped parcel bound by Avenida Hermosa to the north, Vista Hermosa sports park to the east, a walking trail to the south, and down-sloped hillside to the west. The site is relatively flat and graded, with evidence of recent vegetation maintenance activities. The surrounding study area buffer is sloped upward to the north, sloped downward to the south and west, and relatively flat to the east. Elevation on the study area ranges from approximately 410 feet along the south end to approximately 450 feet along the northwest end. A disturbed wood chippings debris pile is present on the central portion of the West study area.

#### Vegetation Communities and Land Covers

A total of five vegetation communities or land cover types were identified on the west study area: mixed sage scrub, black mustard—Maltese star-thistle Alliance (*Brassica nigra*—*Centaurea melitensis*), ornamental plantings, disturbed land, and urban/developed land. The extent of these vegetation communities and land covers are depicted in Figure 2, Biological Resources.

#### Mixed Sage Scrub

Mixed sage scrub is described within the County of Orange Habitat Classification System as a type of native scrub habitat dominated by an even mix of four or more sage scrub species including California buckwheat (*Eriogonum fasciculatum*), sages (*Salvia* spp.), California brittlebush (*Encelia californica*), laurel sumac (*Malosma laurina*), sticky orange monkeyflower (*Diplaucus aurantiacus*), and prickly pears (*Opuntia* spp.). California sagebrush (*Artemesia californica*) may also occur. Characteristic species observed in the study area include California buckwheat, black sage (*Salvia mellifera*), and California brittlebush. This vegetation community was observed in uplands bordering the northwestern portion of the site, as well as within the southern portion of the study area buffer (Figure 2, Biological Resources). The mixed sage scrub in the southern portion of the study area buffer is disturbed by ornamental pine trees.

## Black Mustard–Maltese Star Thistle Alliance

This non-native vegetation community is described within the Manual of California Vegetation as upland mustards or star-thistle fields. Characteristic species observed on the study area include black mustard, shortpod mustard (*Hirschfeldia incana*), cardoon (*Cynara cardunculus*), and Maltese star-thistle. This vegetation community dominates the study area; dense black mustard occurs along the hillside in the southern portion of the study area, while the central portion of the study area has been disturbed by recent lawn rolling for ongoing vegetation maintenance.

## Parks and Ornamental Plantings

Parks and Ornamental Plantings are described within the County of Orange Habitat Classification System as a type of developed area consisting of various introduced trees, shrubs, and grasses. This non-native vegetation community is associated with Vista Hermosa Sports Park which borders the eastern portion of the study area. Characteristic species include ornamental pines and rosemary (*Salvia rosmarinus*) bordering the sidewalks, as well as sports park turf grass.

## Disturbed Habitat

Disturbed habitat is a land cover type describing land that has been altered by humans and do not contain a sufficient vegetation community yet retain a graded or altered substrate that has a limited potential to support ruderal species. Disturbed habitat is present within the central portion of the study area is characterized by a debris pile consisting of wood chippings.

## Developed Land

The urban/developed land cover type describes human-altered land that does not retain a natural substrate or support vegetation. It includes buildings, pavements, and roads. Urban/developed land on the study area is associated with the adjacent Vista Hermosa Sports Park and consist of concrete sidewalk, a compacted dirt walking path, and an asphalt-paved public right-of-way.

## Species Diversity

A total of 24 native or naturalized plants consisting of 9 (38%) native and 15 (62%) non-native species were observed on the western study area. A total of four native wildlife species were detected on the western study area: wrentit (*Chamaea fasciata*), song sparrow (*Melospiza melodia*), house finch (*Haemorrhous mexicanus*), and desert cottontail (*Sylvilagus audubonii*). The West study area contains ornamental shrubs and trees as well as non-native grassland and limited mixed sage scrub that have the potential to support a variety of native and migratory bird species protected under the Migratory Bird Treaty Act.

## East Study Area

The East study area is bound by Avenida La Pata to the east, Avenida Vista Hermosa to the north, a fire station to the south, and Vista Hermosa Sports Park to the west. Topography on the study area is relatively flat, with a maintained slope to the west associated with the adjacent sports park. Elevation on the study area ranges from approximately 340 feet in the southeast to approximately 380 feet to the northwest. A 12-inch plastic drainage pipe was observed at the southeastern portion of the project site at the top of an oval erosional depression, that may be considered an ephemeral drainage feature such as a swale.

## Vegetation Communities and Land Covers

A total of five vegetation communities or land covers were mapped on the East study area: mixed sage scrub, Mediterranean grassland (*Schismus barbatus*), perennial ryegrass (*Lolium perenne*) grassland, ornamental plantings, and urban/developed land (Figure 2, Biological Resources). Ornamental plantings and urban/developed land covers on the Eastern study area share the general characteristics as described above within the West study area.

### Mixed Sage Scrub

This vegetation community has already been described for the West Study Area. It is present on the southeastern portion of the East study area. Characteristic species observed on the East study area include California brittlebush, coyote brush, and toyon (*Heteromeles arbutifolia*) in the shrub canopy. Scattered native telegraph weed (*Heterotheca grandiflora*) is also present in the herbaceous understory. The mixed sage scrub on the East study area is small in extent, isolated, and disturbed from adjacent urban development and from encroachment of non-native ornamental species associated with that urban development.

### Mediterranean Grass Grassland

This non-native herbaceous vegetation community is dominated by Mediterranean grassland, with other ruderal herbs and forbs characteristic of urban and disturbed environments. Characteristic species observed included maintained Mediterranean grass, with scattered common sow-thistle (*Sonchus oleraceus*), Bermuda grass (*Cynodon dactylon*), ripgut brome (*Bromus diandrus*), red brome (*Bromus rubens*), and cheeseweed mallow (*Malva parviflora*). Mediterranean grassland was observed on a maintained slope on the eastern portion of the study area.

### Perennial Ryegrass Grassland

Perennial ryegrass grassland is a non-native vegetation community dominated by perennial ryegrass, with other ruderal herbs and forbs characteristic of urban and disturbed environments. This vegetation community occurs in the central portion of the study area. Characteristic species observed include perennial ryegrass, wall barley (*Hordeum murinum*), shortpod mustard, slender oat (*Avena barbata*), prickly lettuce (*Lactuca serriola*), and scarlet pimpernel (*Lysimachia arvensis*). Evidence of repeated vegetation maintenance such as discing, resulting in loose, upturned soils, was observed within the perennial ryegrass grassland. Multiple small animal burrows were also observed within this vegetation community on the East study area.

### Species Diversity

A total of 29 native or naturalized plants consisting of 23 (79%) native and 6 (21%) non-native species were observed on the East study area. A total of four native wildlife species were detected on the East study area: American crow (*Corvus branchyrynchos*), song sparrow (*Melospiza melodia*), house finch, and northern mockingbird (*Mimus polyglottos*). The East study area contains ornamental shrubs and trees as well as non-native grassland and limited mixed sage scrub that have the potential to support a variety of native and migratory bird species protected under the Migratory Bird Treaty Act.

## Potential Biological Constraints

### Special-Status Plants

A total of 89 special-status plant species were reported in the California Natural Diversity Database, USFWS, and the California Native Plant Society databases as occurring within the San Clemente U.S. Geological Survey topographic quadrangle in which the West and East study areas occur, and surrounding seven quadrangles (Dana Point, San Onofre Bluff, Margarita Peak, Las Pulgas Canyon, Canada Gobernadora, Sitton Peak, and San Juan Capistrano). No special-status plant species were observed incidentally during the biological reconnaissance on the West and East study areas, and the reconnaissance was conducted during the spring blooming period when many species are blooming. However, native mixed coastal sage scrub on the western study area has the potential to support 59 of the 89 special-status plant species. While the isolated, fragmented, and disturbed mixed sage scrub on the Eastern study area is not adequate quality to support rare or special-status plants, the Western study area contains relatively high quality upland mixed coastal sage scrub with adequate density and minimal disturbance.

### Special-Status Wildlife

A total of 51 special-status wildlife species were reported in the CNDDDB and USFWS databases as occurring in the vicinity of the study area. Of those, 25 were determined to have no potential to occur due to lack of suitable habitat. However, 26 special-status wildlife, including coastal California gnatcatcher (*Poliophtila californica californica*) and burrowing owl (*Athene cunicularia*), have a potential to occur on the West and East study areas due to the presence of sloped mixed coastal sage scrub and non-native grassland. Specifically, burrowing owl has the potential to occur in the non-native grassland with loose soils and small animal burrows on the East study area, while coastal California gnatcatcher has a potential to occur on the sloped mixed coastal sage scrub in the West study area.

## Recommendations

A biological resources technical report is recommended to be prepared to analyze potential project-related impacts under the California Environmental Quality Act once the project site has been determined to ensure project adherence to federal, state, regional, and local policies and ordinances.

### Pre-Construction Nesting Bird Presence/Absence Survey

The mixed coastal sage scrub, non-native grasslands, and ornamental vegetation on both study areas provide suitable nesting and foraging habitat for several resident and migratory bird species protected under the Migratory Bird Treaty Act and California Fish and Game Code section 3500 et seq. As such, construction activities should avoid the bird nesting season (generally February 1 through August 30) to ensure compliance with these laws. If avoidance of the nesting season is not feasible, then a pre-construction nesting bird survey should be conducted by a qualified biologist within 10 days prior to construction activities to determine the presence/absence of nesting birds within the study area. If nesting birds are discovered during pre-construction surveys, then the qualified biologist should identify an appropriate buffer where no project activities are allowed to occur until after the birds have fledged from the nest. Construction activities may take place in other areas on the project site, outside of the nest avoidance buffer, as authorized by an on-site monitoring biologist.



## West Study Area

Due to the presence of sloped coastal sage scrub within the study area, a minimum of three focused surveys for coastal California gnatcatcher, conducted by a qualified (permitted) biologist, are recommended to be conducted during the breeding season (February 15–August 30) following USFWS protocol guidelines (USFWS 1997) to determine presence/absence of this federal and state-listed species. Three surveys are recommended due to the project's presence within the OC NCCP/HCP Southern Subregion. If coastal California gnatcatcher is detected, further avoidance and/or mitigation measures are required, including, but not limited to, an Incidental Take Permit. Project impacts to coastal California gnatcatcher-occupied coastal sage scrub habitat are considered significant absent mitigation under the California Environmental Quality Act.

In addition, the mixed coastal sage scrub can support a variety of special-status plants that have a potential to occur on the West study area based on the literature and database review. As such, a CDFW protocol-level (CDFW 2018) rare plant survey is recommended to be conducted by a qualified botanist during the appropriate blooming period for target species.

## East Study Area

Due to the presence of a 12-inch plastic drainage pipe at the top of an oval erosional depression on the southern portion of the site, a formal jurisdictional wetland delineation is recommended to be conducted to determine whether this is considered a jurisdictional aquatic resource under the U.S. Army Corps of Engineers, CDFW, and/or the Regional Water Quality Control Board. Although no vernal pool plant indicator species or standing water was observed, there may be upstream or downstream connectivity to an aquatic resource or presence of hydrologic soils, which would be determined during the formal wetland delineation.

The jurisdictional delineation will identify and map existing aquatic resources subject to the regulatory jurisdiction of the U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act (33 USC 1344), waters of the state potentially subject to the regulatory jurisdiction of the Regional Water Quality Control Board pursuant to Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act, and stream and riparian habitats potentially subject to the jurisdiction of the CDFW pursuant to Section 1602 of the California Fish and Game Code.

If jurisdictional features are identified, and impacts cannot be avoided, the project would require regulatory permits from the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and/or CDFW.

In addition, non-native grassland with small animal burrows suitable for the CDFW Species of Special Concern and state Candidate for listing burrowing owl (*Athene cunicularia*) are present in the central portion of the study area. As such, focused surveys for burrowing owl following CDFW protocol (CDFG 2012) are recommended to be conducted during the breeding season (February 1–August 31). At least three of the four surveys shall be conducted (at least three weeks apart) during the peak breeding season of April 15 through July 15.

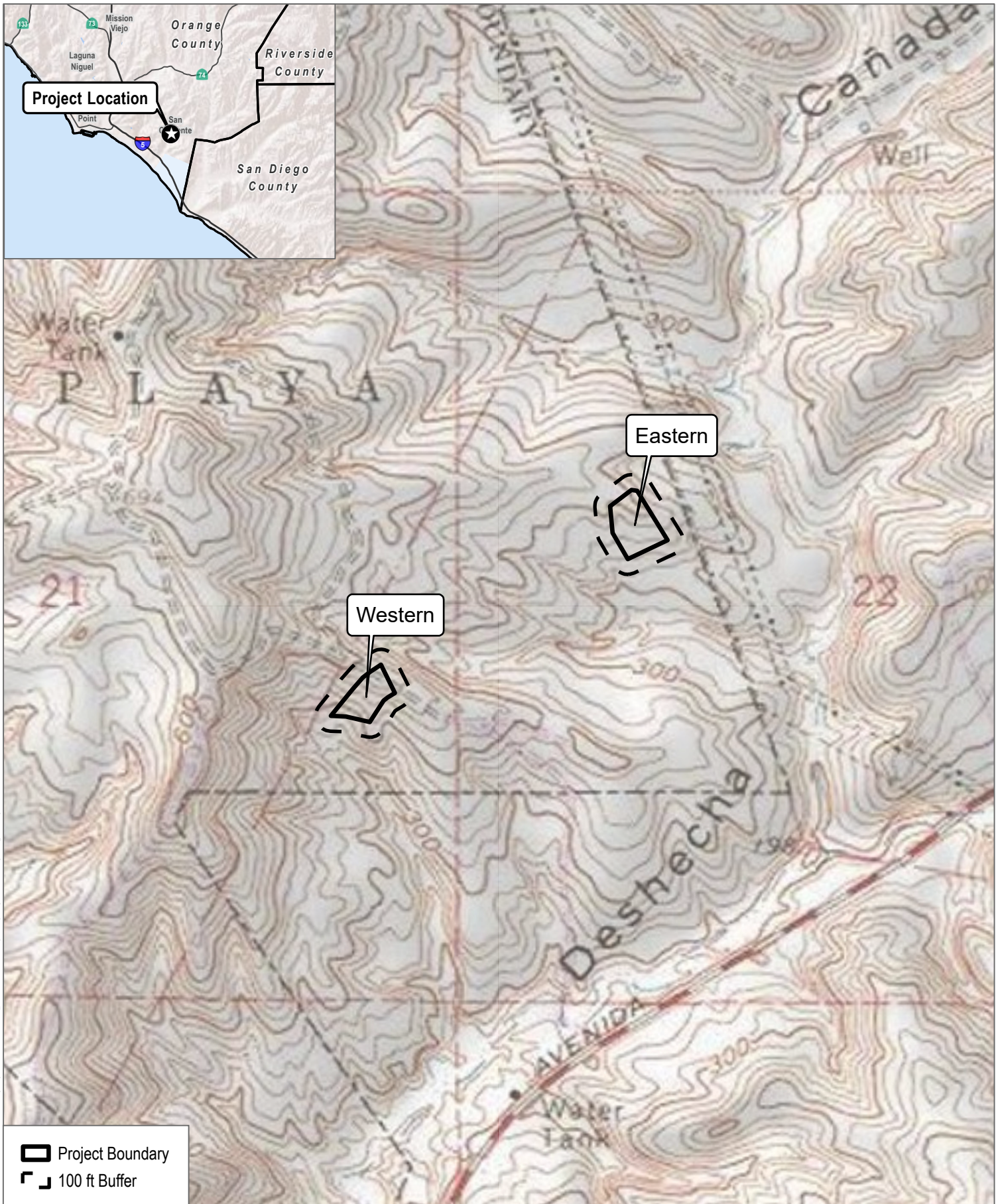
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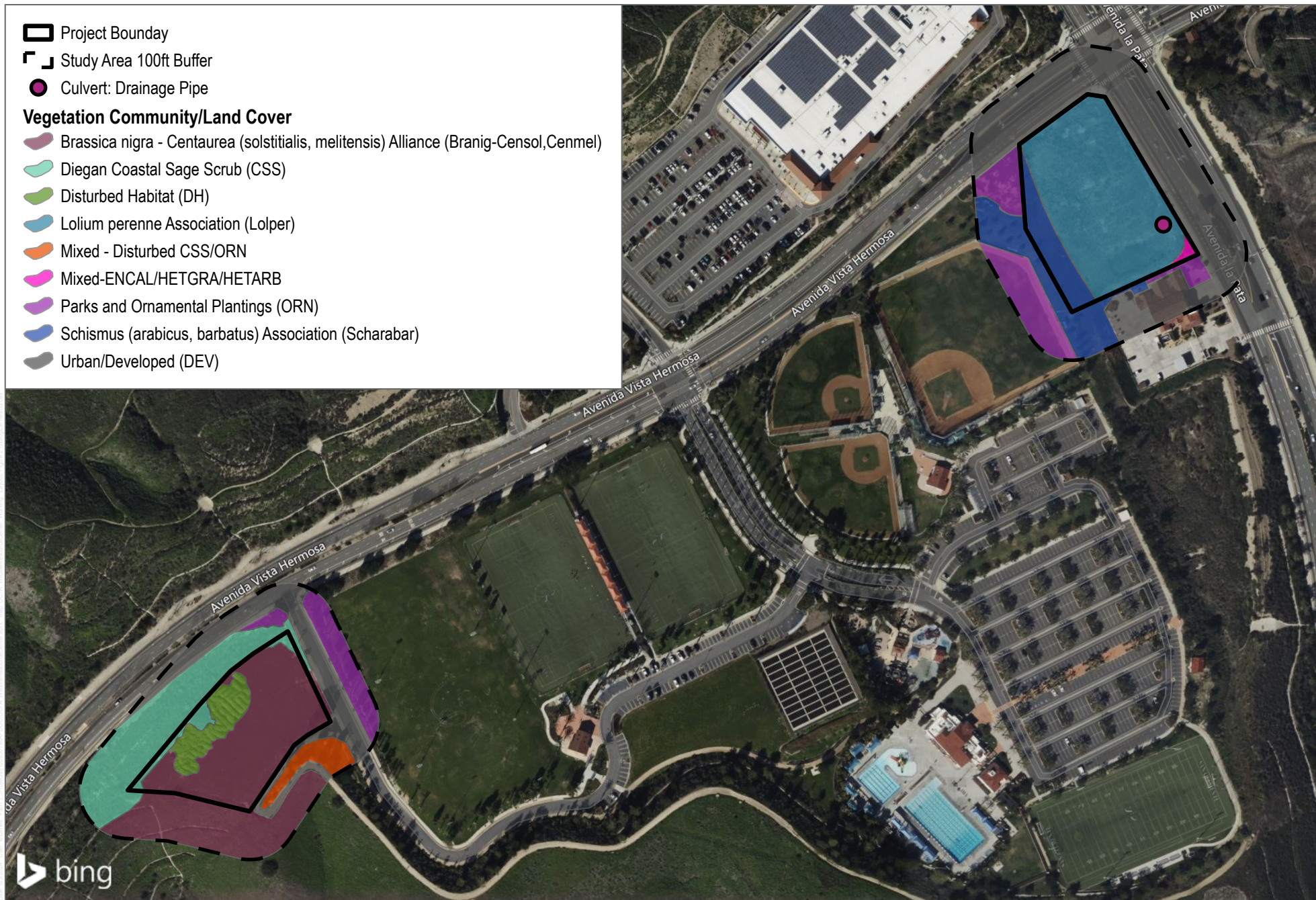
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**FIGURE 1**  
**Project Location**  
 OCFA Wildfire Resource Center Project





SOURCE: Bing Maps 2024

**DUDEK**



0 130 260 Feet

**FIGURE 2**  
Biological Resources  
OCFA Wildfire Resource Center Project

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# **Attachment A**

## Species Compendium

# Western Study Area

## Plant Species

### Angiosperms (Dicots)

#### ANACARDIACEAE – CASHEW FAMILY

*Rhus integrifolia* – lemonade berry

#### ASTERACEAE – SUNFLOWER FAMILY

*Acmispon argophyllus* – silver birds foot trefoil

*Baccharis pilularis* – coyote brush

\* *Carduus pycnocephalus* – Italian thistle

\* *Centaurea melitensis* – tocalote

\* *Cynara cardunculus* – cardoon, artichoke thistle

*Encelia californica* – California brittlebush

*Eriogonum fasciculatum* – California buckwheat

*Eriophyllum confertiflorum* – golden yarrow

\* *Lactuca serriola* – prickly lettuce

\* *Pseudognaphalium* spp. - cudweed species

\* *Sonchus oleraceus* – common sow-thistle

#### BRASSICACEAE – MUSTARD FAMILY

\* *Brassica nigra* – black mustard

\* *Hirschfeldia incana* – short-pod mustard

#### FABACEAE – PEA FAMILY

\* *Melilotus indicus* – annual yellow sweetclover

#### LAMIACEAE – MINT FAMILY

*Salvia mellifera* – black sage

\* *Salvia rosmarinus* – rosemary

#### MALVACEAE – MALLOW FAMILY

*Malacothamnus fasciculatus* – chaparral mallow

#### OXALIDACEAE – WOOD SORREL FAMILY

\* *Oxalis corniculata* – creeping wood sorrel

#### PLANTANACEAE – PLANTAIN FAMILY

*Platanus racemosa* – western sycamore



## **Gymnosperms (Monocots)**

### **PINACEAE – PINE FAMILY**

- \* *Pinus* spp. – pine species

### **POACEAE – GRASSES**

- \* *Bromus hordeaceus* – soft brome
- \* *Hordeum murinum* – wall barley
- \* *Schismus barbatus* – Mediterranean grass

## **Wildlife Species – Vertebrates**

### **Birds**

#### **FRINGILLIDAE – FINCHES**

*Carpodacus mexicanus* – house finch

#### **PARADOXORNITHIDAE – PARROTBILLS**

*Chamaea fasciata* – wrentit

#### **TROCHILIDAE – HUMMINGBIRDS**

*Calypte anna* – Anna’s hummingbird

### **Mammals**

#### **LEPORIDAE – RABBITS AND HARES**

*Sylvilagus audubonii* – desert cottontail

- \* signifies introduced (non-native) species

# Eastern Study Area

## Plant Species

### Angiosperms (Dicots)

#### AMARANTHACEAE – AMARANTH FAMILY

- \* *Atriplex semibaccata* – Australian saltbush

#### ASTERACEAE – SUNFLOWER FAMILY

- Baccharis pilularis* – coyote brush
- \* *Centaurea melitensis* – tocalote
- Eriophyllum confertiflorum* – golden yarrow
- Heterotheca grandiflora* – telegraph weed
- \* *Lactuca serriola* – prickly lettuce
- \* *Santolina chamaecyparissus* – lavender cotton
- \* *Sonchus oleraceus* – common sow-thistle

#### BRASSICACEAE – MUSTARD FAMILY

- \* *Hirschfeldia incana* – short-pod mustard

#### FABACEAE – PEA FAMILY

- \* *Vicia sativa* – common vetch

#### FAGACEAE – BEECH FAMILY

- Quercus agrifolia* – coast live oak

#### LAMIACEAE – MINT FAMILY

- \* *Salvia rosmarinus* – rosemary

#### MALVACEAE – MALLOW FAMILY

- \* *Malva parviflora* – cheeseweed mallow

#### OXALIDACEAE – WOOD SORREL FAMILY

- \* *Oxalis corniculata* – creeping wood sorrel

#### PRIMULACEAE – PRIMROSE FAMILY

- \* *Lysimachia arvensis* – scarlet pimpernel

#### ROSACEAE – ROSE FAMILY

- Heteromeles arbutifolia* – toyon, Christmas berry

## STRELITZIACEAE – BIRDS OF PARADISE FAMILY

- \* *Strelitzia reginae* – bird of paradise, crane flower

## Gymnosperms (Monocots)

### ARECACEAE – PALMS

- \* *Washingtonia robusta* – Mexican fan palm

### POACEAE – GRASSES

- \* *Avena barbata* – slender oat
- \* *Bromus catharticus* – rescuegrass, grazing brome
- \* *Bromus diandrus* – ripgut brome
- \* *Bromus hordeaceus* – soft brome
- \* *Bromus rubens* – red brome
- \* *Cynodon dactylon* – Bermuda grass
- \* *Hordeum murinum* – wall barley
- \* *Lolium perenne* – perennial ryegrass
- \* *Phalaris caroliniana* – Carolina canary grass
- \* *Schismus barbatus* – Mediterranean grass

## Wildlife Species – Vertebrates

### Birds

#### CORVIDAE – JAYS AND CROWS

*Corvus brachyrhynchos* – American crow

#### FRINGILLIDAE – FINCHES

*Carpodacus mexicanus* – house finch

#### MIMIDAE – MIMMIDS

*Mimus polyglottos* – northern mockingbird

#### PASSERELLIDAE – NEW WORLD SPARROWS

*Melospiza melodia* – song sparrow

- \* signifies introduced (non-native) species

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# **Attachment B**

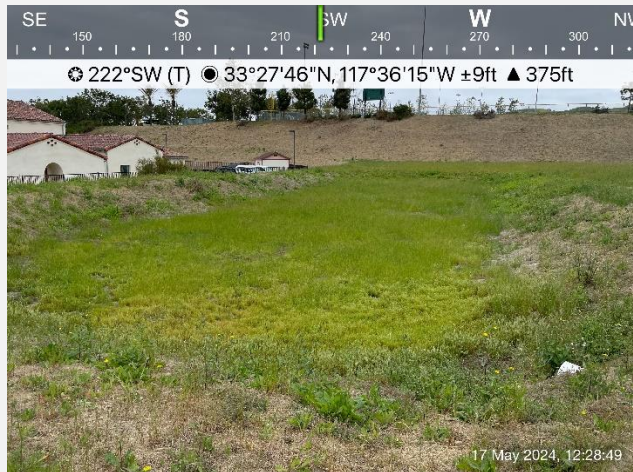
## Photo Log



1. Overview of the Eastern study area, facing east



2. Eastern study area, overview of mixed sage scrub, facing west



3. Eastern Study Area, overview of erosional depression and drainage pipe



4. Overview of the Eastern study area, facing south





5. Overview of the Western study area, facing east



6. Overview of mixed sage scrub on the Western study area, facing west



7. Southern portion of Western Study area, view of mixed sage scrub



8. View of disturbed debris pile on Western study area



OCFA BOARD  
OF DIRECTORS  
MEETING

JUNE 27, 2024

# Wildfire Resource Center Site Alternatives Analysis

### In attendance:

- **Architecture – RRM Design Group** (Michael Scott, LEED AP)
- **Civil Engineering – RRM Design Group** (Noah Walters, PE)
- **Structural Engineering – RRM Design Group** (Jessica Meadows, SE)
- **Planning – RRM Design Group** (Matt Ottoson)
- **Environmental Planning - Morse Planning Group** (Collette Morse, AICP)

# CONSULTANT TEAM

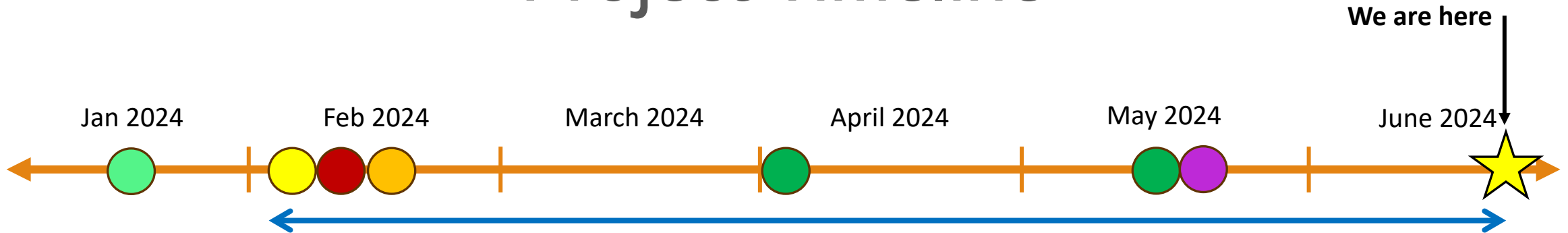
- **Background**
- **Timeline**
- **Process**
- **Site Locations Analysis**
- **Conclusion**

# PRESENTATION OUTLINE


# BACKGROUND


- **November 17, 2022** - OCFA Board of Directors approved an amendment to the existing 5-year Capital Improvements Plan to construct a new Wildfire Resource Center.
- **November 2022-November 2023** - Operations and Property Management began looking for the future Wildfire Resource Center location across Orange County.
- **November 16, 2023** - OCFA Board of Directors decided to hire a third-party consultant team to analyze two potential sites (San Clemente and Rancho Mission Viejo).
- **January 17, 2024** - a project kick-off meeting was held with RRM Design Group, Morse Planning Group, and OCFA staff for the Wildfire Resource Center Site Alternatives Analysis Report.
- **January 2024-June 2024** – Production of the Wildfire Resource Center Site Alternatives Analysis report.
- **June 27, 2024** - OCFA Board of Directors meeting.

# Project Timeline




 **January 16<sup>th</sup>, 2024:** Project kick-off Meeting with OCFA Staff

 Progress Meetings with OCFA Staff

 **February 7<sup>th</sup>, 2024:** Kick-off meeting with County of Orange Staff

 **February 12<sup>th</sup>, 2024:** Kick-off meeting with City of San Clemente Staff

 **February 14<sup>th</sup>, 2024:** Kick-off meeting with Rancho Mission Viejo Staff

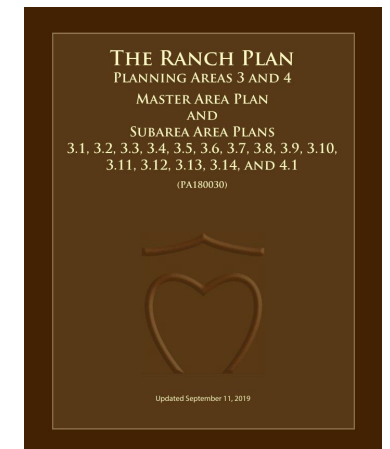
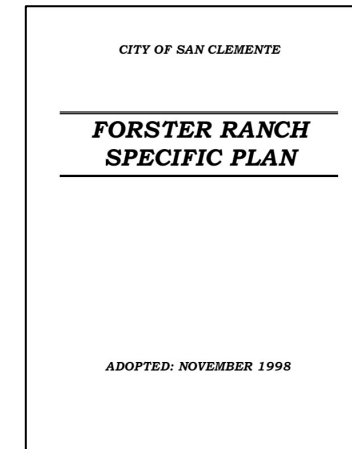
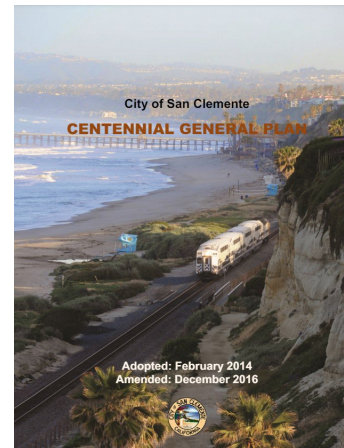
 **February 2024-June 2024:** Ongoing coordination with public agencies/organizations

 **May 17<sup>th</sup>, 2024:** Sent draft of report to public agencies/organizations

 **June 27<sup>th</sup>, 2024:** OCFA Board of Directors Meeting

# PROCESS

- Preliminary due diligence was conducted, and a memorandum was created for each respective public agency/organization.
- Preliminary consultation meetings were held with each public agency/organization to answer questions/provide materials for the site analysis.
- Once questions had been answered and materials provided, the consultant team began thoroughly analyzing the following topics:
  - Land Use and Zoning
  - Surplus Land Act Analysis
  - Preliminary Utilities Review
  - Site Physical Challenges
  - Preliminary CEQA Review
  - Development Process/Timeline





# San Clemente Site



- **Acres:** 4.1 acres
- **Location:** Avenue Vista Hermosa to the north and Avenida La Pata to the east. The sites are located within Vista Hermosa Sports Park.
- **Current Conditions:** Existing infrastructure and utilities are within an immediate vicinity of the site.

# Rancho Mission Viejo Site



- **Acres:** 5 acres
- **Location:** Ortega Highway to the south, Cow Camp Road to the northwest, Gibby Road to the west. Residential development to the north of the site.
- **Current Conditions:** Grading and infrastructure improvements are currently underway with an estimated completion date of Quarter 2 of 2025.







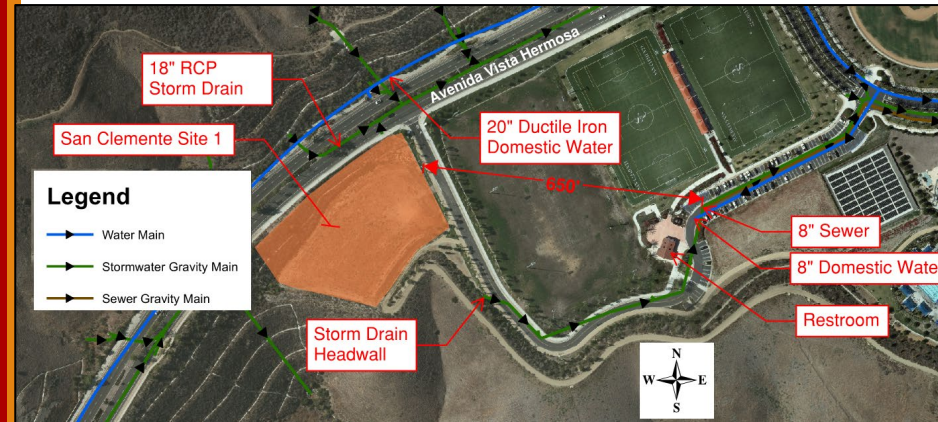
# SAN CLEMENTE SITES

- Utilities
- Physical Challenges
- CEQA
- Development Process and Timeline

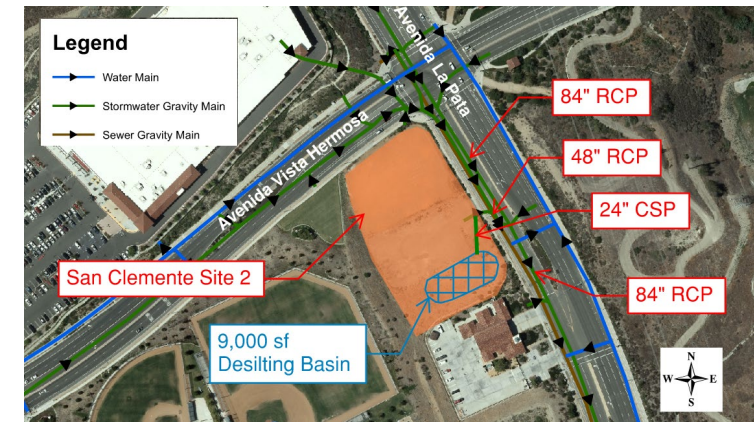


# SAN CLEMENTE - UTILITIES

- Existing infrastructure and utilities are within an immediate vicinity of the site.
- The site requires trenching and installation of utility laterals to connect to existing utilities.
- The existing desilting basin on Site 2 is still in use. The basin could potentially be re-organized or adapted for a different use.
- Based on the size of the existing water, sewer, and reclaimed water pipes, it is assumed that there would be capacity to accommodate for the demand of the new facility.



Site 1



Site 2



# SAN CLEMENTE — PHYSICAL CHALLENGES

- Highly expansive and corrosive soils.
- Soil settlement is of high concern.
- Location within a landslide hazard region is also a concern.
- Based on the review of the site, it will be difficult to develop to support a Risk Category IV building.
- The proposed development would carry a cost of two to three times the foundation cost of a traditional shallow system for an equivalent, Risk Category IV building.
- Overall, the site is generally developable.



# SAN CLEMENTE – CEQA

- An Initial Study/Negative Declaration (IS/ND) or Initial Study/Mitigated Negative Declaration (IS/MND) will be required.
- Subject to a minimum 30-day public review period and public hearings at the Planning Commission.
- Estimated timeline to complete is approximately 4-8 months.
- City of San Clemente has already completed the following technical environmental documents to support the environmental analysis:
  - Phase I Environmental Site Assessment (January 19, 2024)
  - Biological Resources Technical Memorandum (June 14, 2024)
  - DRAFT – Cultural Resources Report (Expected in June 2024)



# SAN CLEMENTE – DEVELOPMENT PROCESS AND TIMELINE

- Design development and construction document plan preparation is estimated to take approximately 7-8 months.
- Development Permit (Site Plan Permit) subject to discretionary approval from the City of San Clemente Planning Commission.
  - Approximately 4-6 months to receive approval.
- City construction document plan check approval is estimated to take approximately 4-6 months (opportunity to reduce timeframes with concurrent processing).
- Estimated construction start date of Quarter 4 of 2026.

# RMV SITE

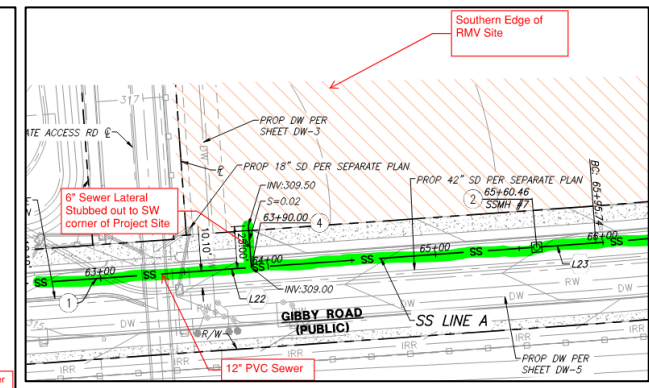
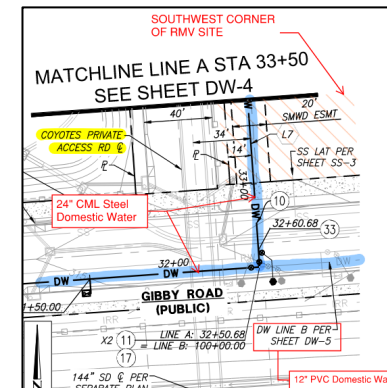
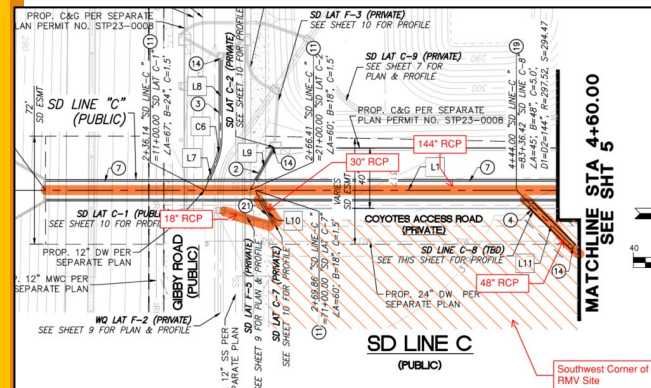
- Utilities
- Physical Challenges
- CEQA
- Development Process and Timeline



# RMV - UTILITIES

- Infrastructure improvements are currently underway. Once complete, storm drain and sewer facilities would be available by connecting to the stubbed laterals on-site.
- Water/recycled water would be required for the construction of new meters and laterals to the proposed mains.
- Based on the size of the adjacent proposed utilities, it is assumed that there would be capacity to accommodate for the demand of the new facility.

## Storm Drain, Water, and Sewer Improvements





# RMV – PHYSICAL CHALLENGES

- Undocumented fill and existing slopewash to be removed as part of ongoing grading operations and concerns with expansive soils will be addressed.
- Site is underlain with bedrock formations that will support the proposed project.
- There is some concern about expansive soils and settlements, however, these concerns will be mitigated with the removal of fill material during grading.
- Based on the review of the site, it is developable and could support a Risk Category IV building.



## RMV – CEQA

- Existing Environmental Impact Report (EIR) 589 and Addendum to EIR 589 covers the site for CEQA compliance.
- The project would be subject to a ministerial (staff level) plan check review process by the County of Orange, including a consistency memorandum to show that the project was previously analyzed and that no new impacts or mitigation measures are required.
- Estimated timeline to complete is approximately 2-4 weeks.

# RMV – DEVELOPMENT PROCESS AND TIMELINE

- Design development and construction document plan preparation is estimated to take approximately 7-8 months.
- Site Development Permit subject to ministerial (staff level) approval from the County of Orange Planning and Development Services Director.
  - Approximately 4-6 months to receive approval.
- County construction document plan check is estimated to take approximately 4-6 months (opportunity to reduce timeframes with concurrent processing).
- Estimated construction start date of Quarter 3 of 2026.



# SUMMARY AND CONCLUSION

## **The San Clemente site location:**

- Has access to existing adjacent utility mains.
- Presents geotechnical challenges that will need to be addressed.
- Will need to undergo environmental review under CEQA.
- Development Permit subject to discretionary approval by City of San Clemente Planning Commission.
- Estimated construction start date of Quarter 4 of 2026.

## **The RMV site location:**

- Stubbed utility laterals will be provided.
  - Geotechnical challenges addressed by ongoing grading operations.
  - No additional CEQA review is required.
  - Site Development Permit subject to ministerial (staff level) approval.
  - Estimated construction start date of Quarter 3 of 2026.
- 
- It is important to note that both sites are generally developable and could accommodate the future Wildfire Resource Center.



The consultant team is available for questions.

Thank you



# BUILDING INDUSTRY OF SOUTHERN CALIFORNIA, INC. ORANGE COUNTY CHAPTER

June 27, 2024

Chairman John O'Neill  
Orange County Fire Authority  
1 Fire Authority Road  
Irvine, CA 92602

**Re: Discussion Calendar A: Wildfire Resource Center Site Selection**

Dear Chair and Directors,

On behalf of the Building Industry Association of Southern California - Orange County Chapter (BIA/OC), **I write to express strong support for locating the new Wildfire Resource Center on the contiguous site within Rancho Mission Viejo (RMV).**

Selecting the RMV site is critically important as RMV is the single largest remaining master planned community in Orange County. As such, we expect approximately 10,000 new homes will be added to that area over the next 15 years. This makes the RMV site the only future-focused option.

Further, RMV's location is immediately adjacent to nearby wildland conservation areas that intersect with robust transportation networks. This allows for unparalleled emergency access to both south and central Orange County.

Housing the Wildfire Resource Center at this critical juncture will also improve ongoing efforts to secure Fire Insurance Coverage for both new and existing homes across South Orange County. This is an excellent local control measure Orange County can effectuate to strengthen our community's efforts to combat this crisis.

Finally, RMV has a 50-year track record of executing on the development of public infrastructure. Specifically, they have delivered on numerous fire stations for the OCFA. We would encourage you to consider this experience when selecting the site of the Resource Center. This is infrastructure that will add to our communities' safety and must be built efficiently and effectively, and RMV has a proven ability to make it happen.

Thank you for your thoughtful consideration of the points raised above.

Sincerely,

Adam S. Wood  
Senior Vice President  
Building Industry Association of Southern California – Orange County Chapter

**EXECUTIVE COMMITTEE**

PRESIDENT  
BROOKE DOI  
SHEA HOMES

1<sup>ST</sup> VICE PRESIDENT  
MEGAN ELTRINGHAM  
THE NEW HOME COMPANY

TREASURER  
DAVE MELLO  
LANDSEA HOMES

SECRETARY  
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WARMINGTON RESIDENTIAL

TRADE CONTRACTOR VP  
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ASSOCIATE MEMBER VP  
MARK HIMMELSTEIN  
NEWMAYER & DILLION, LLP

MEMBER AT LARGE  
PETER VANEK  
INTREGAL COMMUNITIES

MEMBER AT LARGE  
SEAN MATSLER  
COX, CASTLE, & NICHOLSON LLP

IMMEDIATE PAST PRESIDENT  
ERIC NELSON  
TRUMARK HOMES

SR. VICE PRESIDENT, OC CHAPTER  
ADAM WOOD  
BIAOC

June 27, 2024

Board of Directors  
Orange County Fire Authority  
1 Fire Authority Road  
Irvine, CA 92602

**RE: OCBC's Support of Rancho Mission Viejo Site For Wildfire Resource Center**

Dear Chair O'Neill & Members of the OCFA Board of Directors:

Orange County Business Council (OCBC), the leading advocate for Orange County's economic vitality, stands firmly in support of initiatives that drive economic growth, bolster infrastructure, and enhance the quality of life for our community. We recognize the importance of public safety in sustaining the economic development of our region and have established our leadership in recognizing the professionals who provide these services through initiatives such as our Annual First Responders Dinner. For these reasons, we wish to state our support for your staff's recommendation of the Rancho Mission Viejo Site for the Wildfire Resource Center.

RMV's strategic location, adjacent to vital wildland conservation areas and proximity to south county communities within the wildland urban interface area, combined with its robust transportation network, positions it as the ideal site for the Wildfire Resource Center. The establishment of this center in Rancho Mission Viejo would not only benefit South Orange County but also potentially alleviate the burden on homeowners by enhancing access to insurance—a pivotal factor influencing housing availability and affordability in California.

Moreover, RMV boasts a 50-year legacy of successfully developing public infrastructure, including the construction of multiple fire stations for Orange County Fire Authority. This history underscores RMV's commitment to ensuring the safety and well-being of its residents and neighboring communities.

In the face of escalating challenges, the alignment of public safety initiatives with economic prosperity becomes increasingly paramount. Choosing RMV as the home for the Wildfire Resource Center embodies a decisive step toward securing both the safety and prosperity of Orange County. Given these compelling strengths, we strongly advocate for the OCFA Board to designate Rancho Mission Viejo as the prime location for the Wildfire Resource Center.

Thank you for considering our recommendation. We remain committed to collaborating with you and the OCFA staff on endeavors that advance the well-being of the greater business community.

Sincerely,



Amanda Walsh  
Vice President of Government Affairs



June 26, 2024

Board of Directors  
Orange County Fire Authority  
1 Fire Authority Road  
Irvine, CA 92602

**Re: OCFA Wildfire Resource Center Site Selection**

Dear Chair O'Neill & Directors:

We have reviewed the staff report and are thankful for the time and effort that the OCFA has put into evaluating this important project. Based on the practical realities of development, the findings of the third-party consultant revealed many advantages for the contiguous Rancho Mission Viejo site. In summary, the RMV site has no entitlement risk, is timelier, and less expensive. The RMV location is advantageous in terms of accessibility to south county communities within the wildland urban interface area. Additionally, we believe the contiguous RMV site will be operationally superior in terms of its functionality for the OCFA firefighters. We have summarized the findings of the report in a graphic comparison exhibit attached to this letter.

If the RMV site is selected, we think it's advisable to meet immediately with OCFA staff for coordination purposes as grading/site preparations are already underway.

We would be honored to partner with OCFA to host this critical facility within Rancho Mission Viejo. Thanks again for your kind consideration and detailed attention to this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mike Balsamo", written in a cursive style.

Mike Balsamo  
Senior Vice President, Government Relations

Cc: Chief Brian Fennessy

OCFA Board of Directors (through Clerk of the Board)

Attachment: Wildfire Resource Center Comparison

<i>Wildfire Resource Center Comparison</i>		
Project Features	San Clemente	RMV
Contiguous Land		
Vacant		
Landslide Hazard		
Expansive Soils		
CEQA Unfinished		
Zoning Inconsistency		
Delayed Construction Start		
Adequate Utility Capacity		
Traffic Challenges/Median Construction Required		
Earlier Construction Finish		
Discretionary Permitting Required		
Approved Water Quality Management Plan		
Utilities Stubbed to Site		
Free Land		
Expertise in Land Development		
Proximity to Other Served Communities		



June 27, 2024

Board of Directors  
Orange County Fire Authority  
1 Fire Authority Road  
Irvine, CA 92602

**Re: OCFA Wildfire Resource Center Site Selection – Support for Rancho Mission Viejo Site**

Dear Chair O'Neill & Directors:

I am writing to express my strong support for the establishment of the new Orange County Fire Authority (OCFA) Wildfire Resource Center at the proposed Rancho Mission Viejo location. As a homeowner in Ladera Ranch, I recognize the significant benefits this center will bring to the safety and well-being of our residents, as well as to the broader south county region.

The primary advantage of the new Wildfire Resource Center is the enhanced safety it will provide. Given the increasing threat of wildfires in our region, having a dedicated facility, with easy, fluid access to high-risk areas, ensures quicker response times and better coordination in the event of a wildfire, the Rancho Mission Viejo proposed site is ideally located to for this use. This rapid response capability is crucial in protecting lives, homes, and property, and it offers a substantial reassurance to all residents. The Rancho Mission Viejo location will serve as a crucial hub for wildfire prevention and response. This improved accessibility will ensure that all south county residents are better protected from the devastation caused by wildfire.

The establishment of the Wildfire Resource Center in Rancho Mission Viejo will minimize the need for extensive city infrastructure work that would be required should an alternate site be selected. By choosing a location that is already well-suited for this purpose, we can avoid the significant costs and disruptions associated with developing new infrastructure. This approach is not only cost-effective but also less intrusive, preserving the character and stability of our community while enhancing its safety.

The new OCFA Wildfire Resource Center at Rancho Mission Viejo is a crucial addition to our region. It promises to improve emergency response times, provide better access to high-risk wildfire areas, and minimize the need for extensive city infrastructure work. As a homeowner, I fully support the addition of the wildfire resource center and urge the Board to approve the site location in Rancho Mission Viejo.

Thank you for your time and consideration,

Sincerely,

*Jake W. Anderson*

Jake W. Anderson  
Ladera Ranch, CA 92694  
949-423-8191



## Orange County Fire Authority **AGENDA STAFF REPORT**

**Board of Directors Meeting  
June 27, 2024**

**Agenda Item No. 3B  
Discussion Calendar**

### **Approval of Side Letter Agreement to Memorandum of Understanding Chief Officers Association**

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#### **Contact(s) for Further Information**

Stephanie Holloman, Assistant Chief  
Human Resources Department

[stephanieholloman@ocfa.org](mailto:stephanieholloman@ocfa.org)

714.573.6353

Lori Zeller, Deputy Chief  
Administration & Support Bureau

[lorizeller@ocfa.org](mailto:lorizeller@ocfa.org)

714.573.6020

#### **Summary**

This item is submitted for approval of a Side Letter Agreement (SLA) to the 2023-2027 Memorandum of Understanding (MOU) between the Orange County Fire Authority and the Orange County Fire Authority Chief Officers Association (COA).

#### **Prior Board/Committee Action**

Closed session discussions were completed with the Board of Directors on May 23, 2024.

#### **RECOMMENDED ACTION(S)**

Approve and authorize staff to execute the proposed Side Letter Agreement to the 2023-2027 MOU between the Orange County Fire Authority and the Orange County Fire Authority Chief Officers Association.

#### **Impact to Cities/County**

N/A

#### **Fiscal Impact**

There is a one-time cost increase of \$37,816, compared to the FY 2024/25 budget that was adopted by the Board of Directors on May 23, 2024.

#### **Background**

The Meyers-Milias-Brown Act provides for recognized employee organizations to meet with employers and represent public employees through the meet and confer process in matters relating to hours, wages and working conditions. Once agreement is reached, both parties jointly prepare a written MOU, which is presented to the governing body for approval. During the term of the MOU, changes approved by both parties may be memorialized through a Side Letter Agreement detailing those MOU terms, which are being modified, or other terms of agreement.

Staff and the COA are seeking to remedy an issue with existing language in the 2023-2027 MOU, which is not operating as intended. Specifically, the salary range for the rank of Battalion Chief (BC) was intended to be a spread of 5% between the bottom and top of the range. The desired concept was that a newly promoted BC would start at the bottom of the range, and assuming that the BC's first-year of performance is rated "above standard", the BC would be entitled to a merit

increase (up to 5.5% not to exceed the top of the range) which would move the BC to the top of the salary range.

However, the language regarding negotiated terms to convert EMT bonus pay into base pay, combined with the application of language providing for a base salary increase to all members at the start of the MOU, caused unintended outcomes when layered on top of the salary spread language. Ultimately, this prevented the BC who performs “above standard” during the first-year of performance to reach top step, as originally intended.

A minor modification to the salary spread language is needed to correct this issue, as shown in the Proposed Side Letter Agreement (attached).

#### **Attachment(s)**

Proposed Side Letter Agreement

*(Note: The Side Letter Agreement has been posted on OCFA’s website in compliance with the Board’s seven day posting requirement for labor documents and is also on file in the Office of the Clerk.)*

**SIDE LETTER OF AGREEMENT  
BETWEEN  
ORANGE COUNTY FIRE AUTHORITY  
AND  
ORANGE COUNTY FIRE AUTHORITY CHIEF OFFICERS ASSOCIATION**

This Side Letter of Agreement between the Orange County Fire Authority and the Orange County Fire Authority Chief Officers Association (“COA”), (collectively, “Parties”) is entered into with respect to the following:

**WHEREAS**, the 2023-2027 Memorandum of Understanding (MOU) between the Parties became effective on July 1, 2023; and

**WHEREAS**, the Parties found that language in Article XXII, Section 2.A (Range Adjustment), is not operating as intended in regards to the salary spread between bottom and top step of the range for Fire Battalion Chiefs (BCs); and

**WHEREAS**, the parties agree to the following actions to adjust the language accordingly:

1. Article XXII, Section 2.A of the MOU is modified as shown by the tracked changes below:

**Section 2. Range Adjustment**

**A. Fire Battalion Chief**

1. Effective in the pay period which includes July 1, 2023 (pay period 15), the three (3) step salary range for Fire Battalion Chief will be changed to a salary range by moving the bottom of the range to the existing mid-point of the salary range for Fire Battalion Chief and leaving the top of the salary range unchanged. This will occur prior to the additional base salary increase in Section 1 above.

1.2. Effective in the pay period which includes July 1, 2024 (pay period 15), the bottom of the range will be moved so that it is equal to, and maintained at, five percent (5%) below the top of the Battalion Chief range.

2.3. The base salary of the classification of Fire Battalion Chief shall be at least twenty-two and five-tenths percent (22.5%) higher than the base salary of the top step of the salary range for Fire Captain (inclusive of EMT and Company Officer Certification pay for top-step Fire Captain).

~~The top of the salary range of Fire Battalion Chief shall be at least five percent (5%) above the bottom of the Battalion Chief range.~~

2. Effective in the pay period which includes July 1, 2024 (pay period 15), adjust the hourly rate for the four BCs who were recently promoted to this rank on March 8, 2024, to the newly corrected bottom step as modified by Section 2.A.2 above.

3. Effective in the pay period which includes July 1, 2024 (pay period 15), adjust the hourly rates for the nine BCs who are currently placed in between bottom and top step, to the top of the range. These BCs would already be at top step if the Range Adjustment language been resolved at the start of the 2023-2027 MOU.

**ORANGE COUNTY FIRE AUTHORITY**

\_\_\_\_\_  
Terry (TJ) McGovern  
Deputy Chief, Emergency Operations Bureau

\_\_\_\_\_  
Lori Zeller  
Deputy Chief, Administration & Support Bureau

\_\_\_\_\_  
Stephanie Holloman  
Assistant Chief/Human Resources Director

\_\_\_\_\_  
Date

**ORANGE COUNTY FIRE AUTHORITY  
CHIEF OFFICERS ASSOCIATION**

\_\_\_\_\_  
Cheyne Maule  
COA President

\_\_\_\_\_  
Ryan Bishop  
COA Vice President

\_\_\_\_\_  
Date



## Orange County Fire Authority **AGENDA STAFF REPORT**

**Board of Directors Meeting  
June 27, 2024**

**Agenda Item No. 4A  
Public Hearing**

### **Updated Community Risk Reduction and Miscellaneous Fee Schedules**

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#### **Contact(s) for Further Information**

Lori Smith, Assistant Chief/Fire Marshal [lorismith@ocfa.org](mailto:lorismith@ocfa.org) 714.573.6016  
Community Risk Reduction Department

Robert C. Cortez, Assistant Chief [robertcortez@ocfa.org](mailto:robertcortez@ocfa.org) 714.573.6012  
Business Services Department

Alicea Caccavo, Finance Division [aliceacaccavo@ocfa.org](mailto:aliceacaccavo@ocfa.org) 714.573.6304  
Manager/ Business Services Department

#### **Summary**

This agenda item is submitted for approval of the updated Community Risk Reduction and Miscellaneous Fee Schedules.

#### **Prior Board/Committee Action**

On April 28, 2022, the Board of Directors reviewed and approved Resolution No. 2022-03 approving changes in Community Risk Reduction and Miscellaneous Fees by a 20-0 vote (Directors Chun, Hasselbrink, Hatch, Rains, and Sachs absent).

On June 22, 2023, the Board of Directors reviewed and approved Resolution No. 2023-04 approving changes in Community Risk Reduction and Miscellaneous Fees by a 21-0 vote (Directors Hatch, Jennings, Patel, and Shawver absent).

On June 12, 2024, the Budget and Finance Committee reviewed the proposed agenda item and directed staff to place the item on the Board of Directors agenda by a vote of 6-0 (Directors Hasselbrink, Rossini and Nguyen absent).

#### **RECOMMENDED ACTION(S)**

1. Conduct a Public Hearing.
2. Find that, in accordance with California Government Code Section 66014, the proposed fees do not exceed the cost of providing services and are only for the purpose of meeting operational expenses and are, therefore, exempt from compliance with the California Environmental Quality Act pursuant to Public Resources Code Section 21080.
3. Approve and adopt Resolution entitled A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ORANGE COUNTY FIRE AUTHORITY AMENDING RESOLUTION 2023-04 REGARDING COMMUNITY RISK REDUCTION AND MISCELLANEOUS FEE SCHEDULES.

#### **Impact to Cities/County**

Not Applicable.



### **Fiscal Impact**

The proposed fee schedule (including the exemptions policy) is estimated to result in an approximate \$197,500 increase in cost recovery from the FY 2024/25 adopted fees, depending upon volume of activity.

Increased Cost Funded by Structural Fire Fund: \$0

Increased Cost Funded by Cash Contract Cities: \$0

### **Background**

The OCFA's Community Risk Reduction fees were first adopted by the County effective July 1, 1991, and were subsequently updated in 1997, 2002, 2007, 2012, 2014, 2015, 2017, and 2022. Per the Board fee resolution adopted on April 28, 2022, the Community Risk Reduction Fees and Charges Schedules shall be adjusted July 1 of each succeeding year commencing in 2023, unless a comprehensive fee study is conducted prior to implementation of such an adjustment. The fee adjustments will be the same as the percentage adjustments in the Authority salary and employee benefits provided for in the Memoranda of Understanding for the General and Supervisory Units until such time as a new comprehensive fee study is conducted. The adjustments will not exceed the cost of providing these services. The proposed fee adjustment, based on the salary and employee benefit changes, is 2.55% as shown in Attachment 4, and the updated Community Risk Reduction Fee schedule is provided as Attachment 2. Staff has updated the Community Risk Reduction Fees Resolution for the Exemptions and Exceptions Policy as Attachment 1.

### ***Miscellaneous Fees***

The proposed changes to the Miscellaneous Fees Schedule (Attachment 3) brings the fees into compliance with the Public Records Act and consistent with the Government Code. These fees are charged when staff responds to a Public Records Request that require specialized information or reports and/or copies of existing documents.

### **Attachment(s)**

1. Proposed Resolution
  - a. Proposed Exemptions and Exceptions Policy
2. Proposed Fee Schedule
3. Proposed Miscellaneous Fee Schedule
4. Fire Prevention Department S&EB Adjustment Calculation

**RESOLUTION NO. 2024-XX**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
ORANGE COUNTY FIRE AUTHORITY AMENDING  
RESOLUTION 2023-04 REGARDING COMMUNITY RISK  
REDUCTION AND MISCELLANEOUS FEE SCHEDULES**

*WHEREAS*, the Joint Powers Agreement establishing the Orange County Fire Authority authorizes the Authority to levy and collect fees for services; and

*WHEREAS*, the Orange County Fire Authority adopted Resolution 2023-04 on June 22, 2023, setting forth fees for Community Risk Reduction; and

*WHEREAS*, the Schedule of Fees is now being recommended for additional update, effective July 1, 2024, to reflect the 2.55% increase in salary and employee benefits that are required during FY 2024/25 per existing Memorandums of Understanding; and

*WHEREAS*, the Board of Directors finds that in accordance with California Government Code Section 66014, the proposed Community Risk Reduction fees set forth in Attachment 2 do not exceed the cost of providing services and are only for the purpose of meeting operational expenses and are, therefore, exempt from compliance with the California Environmental Quality Act pursuant to Public Resources Code Section 21080; and

*NOW THEREFORE, BE IT RESOLVED* that the Board of Directors of the Orange County Fire Authority does hereby adopt the Exemption Policy and approve the fees set forth in Attachment 1A and 2 attached hereto, effective on July 1, 2024.

*SECTION 1.* That this Resolution amends Resolutions 2023-04 to the extent that such prior Resolution established or approved changes in the fees specifically addressed in this Resolution and the attachments hereto.

*SECTION 2.* That the Board of Directors hereby authorizes and directs the Authority's Finance Division Manager to annually review and, as appropriate, recommend to the Board of Directors adjustments to the Community Risk Reduction Fees and Charges Schedules July 1 of each succeeding year, unless a comprehensive fee study is conducted prior to implementation of such adjustments. The fee adjustments will be the same as the percentage adjustments in the Authority salary and employee benefits provided for in the Memoranda of Understanding for the General and Supervisory Units until such time as a new comprehensive fee study is conducted. The adjustments will not exceed the cost of providing these services.

*PASSED, APPROVED, AND ADOPTED* this 27th day of June 2024.

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John O'Neill, Chair  
Board of Directors

ATTEST:

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Maria D. Huizar  
Clerk of the Authority

APPROVED AS TO FORM:

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David E. Kendig  
General Counsel

**Orange County Fire Authority**  
**ORANGE COUNTY FIRE AUTHORITY**  
**EXEMPTIONS AND EXCEPTIONS POLICY**  
**COMMUNITY RISK REDUCTION**  
Effective July 1, 2024

The following activities and/or entities shall be exempt from fees charged for Community Risk Reduction services on the attached fee schedules:

1. Facilities owned and operated by OCFA Partner Agencies (including the County of Orange) and funded from the Partner Authority's general fund. Enterprise funded departments of Partner Agencies (such as Orange County Integrated Waste Management) are not exempt.
2. Day-care facilities owned and operated by public schools and unified school districts.
3. Official Services to include all plan checking, fire permits and inspection activities at public schools, unified school districts, community colleges and universities whose policy-making body is subject to the Brown Act. Special events funded by an entity other than the policy-making body, false alarms, and additional services not described herein are subject to fees.
4. Fire false alarm response at single-family homes.
5. Projects and activities related to the Orange County Fire Authority Foundation, a 501(c)(3) organization.
6. Businesses storing propane in quantities less than or equal to 125 gallons.

The Fire Marshal, or designee, may exempt any Community Risk Reduction fee when, in the opinion of the Fire Marshal (or designee), the fee is determined to be a minimal risk to the community or environment and a single issuance permit or penalty. The request must be submitted and approved in writing.

# ORANGE COUNTY FIRE AUTHORITY

Attachment 2

## PROPOSED FEE SCHEDULE PLANNING AND DEVELOPMENT SERVICES

Effective Date July 1, 2024

Fee Code	Service Name	2023-24 Adopted Fee	2024-25 Proposed Fee (a) (b)
PR100	California Environmental Quality Act (CEQA), Environmental Impact Report (EIR), Notice of Preparation (NOP), and Advance Planning	\$442	\$453
PR104	Small Project CUP - Single Family Residence, Commercial Remodel, New Commercial Building without on-site access	\$418	\$429
PR105	Development Plan/Site Review	\$558	\$572
PR110	Map review (A map) -- tentative tract map/screen check	\$558	\$572
PR115	Final map review (B Map)	\$279	\$286
PR120	Conceptual fuel modification - Multi-Dwelling or Commercial Area (Plan Review ONLY)	\$1,121	\$1,150
PR121	Conceptual fuel modification - Single Family Dwelling (Plan Review ONLY)	\$728	\$747
PR124	Precise fuel modification (includes vegetation clearance inspection for lumber drop, final, and HOA turnover inspections)	\$1,337	\$1,371
PR124i	Precise fuel modification – INSP ONLY	\$382	\$392
PR125	Precise fuel modification – Single Family Dwelling	\$782	\$802
PR125i	Precise fuel modification – Single Family Dwelling INSP ONLY	\$346	\$355
PR127i	Fuel Modification Maintenance Inspection -Customer requested or complaint initiated for Tract Development	\$764	\$783
PR145	Fire master plan – Emergency access and fire hydrant location, fire lane markings, or vehicle gates across emergency access drives	\$776	\$796
PR145i	Fire master plan – Emergency access and fire hydrant location, fire lane markings, or vehicle gates - INSP ONLY	\$273	\$280
PR146	Fire protection plan – an alternative to CBC Chapter 7A construction requirements for development in a fire hazard severity zone (Plan Review ONLY)	\$526	\$539
PR147	Fire protection plan – "Add-on" 7A to large "Parent" Fire Protection Plan (Plan Review ONLY)	\$218	\$224
PR150	Fire master plan – public school	Exempt	Exempt
PR155	Temporary fire master plan - proposed emergency access these roads will not remain once the project is complete.	\$637	\$653
PR155i	Temporary fire master plan - proposed emergency access these roads will not remain once the project is complete. INSP	\$200	\$205
PR160	Residential site review for single family dwelling consisting of one or two units (Plan Review ONLY)	\$372	\$381
PR160i	Residential site review for single family dwelling – INSP ONLY	\$164	\$168
PR172	Methane testing, findings, & recommendations (Currently included with the Methane work plan)	\$648	\$665
PR174	Methane mitigation plan	\$558	\$572
PR180	Vehicle or pedestrian gates across emergency access roads	\$567	\$581
PR180i	Vehicle or pedestrian gates across emergency access roads- INSP ONLY	\$127	\$130
PR182	Unenclosed accessory structure/outdoor fire place/fire pit in special fire areas. Inspection not required	\$95	\$97
PR184	Speed hump review and drive test	\$1,032	\$1,058
PR186	Operations pre-planning automation. Fee waived if criteria on handout are satisfied	\$655	\$672
PR192	Addressing Layout Developments - Commercial/Residential	Hourly Rate	Hourly Rate
PR200	All A Occupancy > 10,000 square feet aggregate	\$1,941	\$1,990
PR200i	All A Occupancy > 10,000 square feet aggregate INSP ONLY	\$382	\$392
PR204	All A Occupancy ≤ 10,000 square feet aggregate area)	\$1,406	\$1,442
PR204i	All A Occupancy ≤ 10,000 square feet aggregate area) INSP ONLY	\$382	\$392
PR208	All A ≤ 1500 square feet	\$995	\$1,020
PR208i	All A ≤ 1500 sq. ft. INSP ONLY	\$273	\$280
PR212	Educational other than day care (Plan Review ONLY)	\$837	\$858
PR212i	Educational other than day care - INSP ONLY	\$218	\$224
PR216	Day Care E or I-4 (Portable or re-locatable < 1000 sq. ft.) aggregate (Plan Review ONLY)	\$558	\$572
PR216i	Day Care E or I-4 (Portable or re-locatable < 1000 sq. ft.) INSP ONLY	\$273	\$280
PR220	E Day Care or I-4 (see PR212 for any combination of E occupancies sharing common egress) (Plan Review Only)	\$1,116	\$1,144
PR220i	E Day Care or I-4 - INSP ONLY	\$327	\$335
PR224	B,F,M,S occupancies when required by Building Official (Plan Review ONLY)	\$674	\$691

(a) Based on 2.55% Salary and Employee Benefit increase per Board resolution rounded to nearest \$1

(b) 2024-25 Hourly Rate = \$244 per hour

# ORANGE COUNTY FIRE AUTHORITY

Attachment 2

## PROPOSED FEE SCHEDULE PLANNING AND DEVELOPMENT SERVICES

Effective Date July 1, 2024

Fee Code	Service Name	2023-24 Adopted Fee	2024-25 Proposed Fee (a) (b)
PR224i	B,F,M,S occupancies - INSP ONLY	\$327	\$335
PR232	H1, H2, H3, H4 or L Occupancy - Chemical classification fee (PR320-PR328) also required	\$1,552	\$1,592
PR232i	H1, H2, H3, H4, or L Occupancy Chemical classification fee (PR320-PR328) INSP ONLY	\$437	\$448
PR236	S1 - Motor Vehicle Repair Garages (Chem class fee included for above ground hazardous materials)	\$1,079	\$1,107
PR236i	S1 - Motor Vehicle Repair Garages INSP ONLY	\$382	\$392
PR240	S1 -Aircraft Repair Hanger (Chem class fee, (PR320-PR328) also required)	Hourly Rate	Hourly Rate
PR240i	S1 -Aircraft Repair Hanger INSP ONLY	Hourly Rate	Hourly Rate
PR244	H5 Occupancy (Chem class fee (PR320-PR328), also required) (Plan Review ONLY)	Hourly Rate	Hourly Rate
PR244i	H5 Occupancy INSP ONLY	Hourly Rate	Hourly Rate
PR248	Structures with non-ambulatory or incapacitated occupants (I-1, I-2, I-2.1, R-2.1 occupancies)	Hourly Rate	Hourly Rate
PR248i	Structures with non-ambulatory or incapacitated occupants. (I-1, I-2, I-2.1, R-2.1 occupancies) INSP ONLY	Hourly Rate	Hourly Rate
PR256	I3: Structures with restrained occupants, 3 cells or less	\$660	\$677
PR256i	I3: Structures with restrained occupants, 3 cells or less - INSP ONLY	\$218	\$224
PR260	I3: Structures with restrained occupants, more than 3 cells	\$1,104	\$1,132
PR260i	I3: Structures with restrained occupants, more than 3 cells INSP ONLY	\$546	\$560
PR264	R1 or R2 Hotels, motels, apartments, condominiums with ≤ 50 dwelling units per building	\$558	\$572
PR268	R1 or R2 Hotels, motels, apartments, condominiums with 51 to 150 dwelling units per building.	\$1,443	\$1,480
PR268i	R1 or R2 Hotels, motels, apartments, condominiums with 51 to 150 dwelling units per building INSP ONLY	\$327	\$335
PR272	R1 or R2 Hotels, motels, apartments, condominiums with > 150 dwelling units per building.	Hourly Rate	Hourly Rate
PR272i	R1 or R2 Hotels, motels, apartments, condominiums with > 150 dwelling units per building INSP ONLY	\$546	\$560
PR276	R4 licensed residential care/ assisted living facilities and similar uses serving 7-16 clients. Facilities serving 6 or less clients, submit only to PFS.	Hourly Rate	Hourly Rate
PR276i	R4 licensed residential care/ assisted living facilities and similar uses serving 7-16 clients. INSP ONLY	\$437	\$448
PR285	Hi-Rise: Structures that are 75' or higher measured from lowest point of fire department access	\$2,805	\$2,877
PR285i	High-rise: Structures that are 75' or higher in height - INSP ONLY	\$273	\$280
PR300	Above-ground storage tank, including equipment (see PR625 for temporary above-ground storage tanks)	\$855	\$877
PR300i	Above-ground storage tank, including equipment -INSP ONLY	\$218	\$224
PR305	Dispensing from underground storage tank: New installation (Single fee for all tanks at a single location) (Above-ground safety/components only)	\$885	\$908
PR305i	Dispensing from underground storage tank: New Installation, INSP ONLY (Above-ground safety/components only)	\$218	\$224
PR310	Dispensing from Underground storage tank: Repair, alteration, abandonment (Above-ground safety/components only)	\$544	\$558
PR315	Hazardous Material Process/Storage for Non - H Occupancies. Use with PR320-PR328. Also for outdoor LPG exchange stations; separate chemical classification review not required.	\$872	\$894
PR315i	Hazardous Material Process/Storage for Non - H Occupancies – INSP ONLY	\$218	\$224
PR318	Chemical Classification 1-5 Chemicals	\$505	\$518
PR320	Chemical Classification Review. 6-15 chemicals	\$839	\$860
PR322	Chemical Classification Review 16-50 chemicals	\$932	\$956
PR324	Chemical Classification Review. 51-100 chemicals	\$1,211	\$1,242
PR326	Chemical Classification Review. > 100 chemicals	\$1,756	\$1,801
PR328	Chemical Classification Review. Unusual chemicals/quantities	Hourly Rate	Hourly Rate
PR330	High-piled storage: code/commodity compliance	\$1,419	\$1,455
PR330i	High-piled storage - INSP ONLY	\$546	\$560
PR335	Commercial cooking hood and duct system (per system)	\$630	\$646
PR335i	Commercial cooking hood and duct system (per system) - INSP ONLY	\$218	\$224
PR340	Refrigeration unit and system: having a refrigerant circuit containing more than 220 pounds of Group A1 or 30 pounds of any other refrigerant	\$1,032	\$1,058
PR340i	Refrigeration unit and system – INSP ONLY	\$624	\$640

(a) Based on 2.55% Salary and Employee Benefit increase per Board resolution rounded to nearest \$1

(b) 2024-25 Hourly Rate = \$244 per hour



# ORANGE COUNTY FIRE AUTHORITY

Attachment 2

## PROPOSED FEE SCHEDULE

### PLANNING AND DEVELOPMENT SERVICES

Effective Date July 1, 2024

Fee Code	Service Name	2023-24 Adopted Fee	2024-25 Proposed Fee (a) (b)
PR345	Spray booth, spraying area: mechanically ventilated appliance provided to enclose or accommodate a spraying operation (Spraying room see H2)	\$885	\$908
PR345i	Spray booth, spraying area - INSP ONLY	\$327	\$335
PR350	Gas systems: medical gas, industrial gas (including piping and manifolds)	\$995	\$1,020
PR350i	Gas systems: medical gas, industrial gas – INSP ONLY	\$327	\$335
PR355	Dry Cleaning Plant (cleaning solution) - Quantity must exceed 330 or 660 gals)	Hourly Rate	Hourly Rate
PR355i	Dry Cleaning Plant (cleaning solution) - Quantity must exceed 330 or 660 gals INSP ONLY	Hourly Rate	Hourly Rate
PR360	Special equipment: industrial ovens, vapor recovery, dust collection	\$1,071	\$1,098
PR360i	Special equipment: industrial ovens, vapor recovery, dust collection - INSP ONLY	\$218	\$224
PR362	Photovoltaic System - Residential Alternative Compliance (Plan Review ONLY)	\$209	\$214
PR362i	Photovoltaic System - Residential Alternative Compliance INSP ONLY	\$164	\$168
PR363	Photovoltaic System - Commercial (Requested by Building Official) (Plan Review ONLY)	\$279	\$286
PR363i	Photovoltaic System - Commercial (Requested by Building Official) - INSP ONLY	\$218	\$224
PR365	Special extinguishing system: dry chemical, CO2, FM 200, foam liquid systems, inert gas (Halon, Inergen, etc.)	\$885	\$908
PR365i	Special extinguishing system – INSP ONLY	\$218	\$224
PR375	Battery Systems, stationary storage and cell sites (chemical quantities require application of CFC Art 64 or 2007 IFC Section 608)	\$902	\$925
PR375i	Battery systems INSP ONLY	\$218	\$224
PR380	Smoke control systems; review of rational analysis	\$1,598	\$1,639
PR382	Smoke control systems: design/testing – inc. 1 submittal meeting w/customer	\$3,471	\$3,560
PR382i	Smoke control systems: design/testing INSP ONLY	\$327	\$335
PR390	Emergency Responder Radio System (FOR INTERNAL TRACKING PURPOSE)	\$0	\$0
PR400	NFPA 13D fire sprinkler system: One or two family dwelling - custom home (single lot)	\$691	\$709
PR400i	NFPA 13D fire sprinkler system: One or two family dwelling - custom home (single lot) - INSP ONLY	\$273	\$280
PR401	NFPA 13D fire sprinkler system: One or two family dwelling - existing home (single lot)	\$653	\$670
PR401i	NFPA 13D fire sprinkler system: One or two family dwelling - existing home (single lot) - INSP ONLY	\$327	\$335
PR402	TI to NFPA 13D fire sprinkler system: ≤ 25 heads without calculations	\$490	\$502
PR402i	TI to NFPA 13D fire sprinkler system: ≤ 25 heads without calculations - INSP ONLY	\$218	\$224
PR405	NFPA 13D fire sprinkler system: One or two family dwelling - within new tract developments	\$461	\$473
PR405i	NFPA 13D fire sprinkler system: One or two family dwelling - INSP ONLY	\$218	\$224
PR406	NFPA 13D Multi-purpose fire sprinkler system (tract, custom or existing home) (FOR INTERNAL TRACKING PURPOSE)	\$0	\$0
PR406i	NFPA 13D Multi-purpose fire sprinkler system (tract, custom or existing home) – INSP ONLY (FOR INTERNAL TRACKING PURPOSE)	\$0	\$0
PR410	NFPA 13R fire sprinkler system: Multi-family dwellings 3 to 16 units per building	\$746	\$765
PR410i	NFPA 13R fire sprinkler system 3 to 16 units INSP ONLY	\$218	\$224
PR415	NFPA 13R fire sprinkler system >16 units	\$885	\$908
PR415i	NFPA 13R fire sprinkler system >16 units INSP ONLY	\$327	\$335
PR420	New NFPA 13 fire sprinkler system: ≤ 100 heads with 1 riser	\$902	\$925
PR420i	New NFPA 13 fire sprinkler system: ≤ 100 heads with 1 riser – INSP ONLY	\$327	\$335
PR425	New NFPA 13 fire sprinkler system:>100 fire sprinkler heads w/1 riser	\$995	\$1,020
PR425i	New NFPA 13 fire sprinkler system: each additional riser OR per floor in buildings >3 stories. - INSP ONLY	\$437	\$448
PR430	TI to NFPA 13, 13R fire sprinkler system: ≤ 25 heads without calculations	\$459	\$471
PR430i	TI to NFPA 13, 13R fire sprinkler system: ≤ 25 heads without calculations - INSP ONLY	\$218	\$224
PR435	TI to NFPA 13, 13R fire sprinkler system: 26 - 99 heads without calculations	\$648	\$665
PR435i	TI to NFPA 13, 13R fire sprinkler system: 26 - 99 heads without calculations - INSP ONLY	\$218	\$224
PR440	TI to NFPA 13, 13R fire sprinkler system: ≥ 100 heads OR other TIs requiring calculation review	\$938	\$962
PR440i	TI to NFPA 13, 13R fire sprinkler system: ≥ 100 heads OR other TIs requiring calculation review - INSP ONLY	\$327	\$335
PR445	Pre-action fire sprinkler system: Includes the fire alarm system when submitted together	\$606	\$621
PR445i	Pre-action fire sprinkler system: INSP ONLY	\$327	\$335
PR450	New or TI to NFPA 13 in-rack fire sprinkler systems	\$1,164	\$1,194
PR450i	New or TI to NFPA 13 in-rack fire sprinkler systems - INSP ONLY	\$327	\$335

(a) Based on 2.55% Salary and Employee Benefit increase per Board resolution rounded to nearest \$1

(b) 2024-25 Hourly Rate = \$244 per hour

# ORANGE COUNTY FIRE AUTHORITY

Attachment 2

## PROPOSED FEE SCHEDULE PLANNING AND DEVELOPMENT SERVICES Effective Date July 1, 2024

Fee Code	Service Name	2023-24 Adopted Fee	2024-25 Proposed Fee (a) (b)
PR460	NFPA 14 Class I, II or III standpipes	\$902	\$925
PR460i	NFPA 14 standpipes INSP ONLY	\$218	\$224
PR465	Fire pump installation	\$1,268	\$1,300
PR465i	Fire pump installation - INSP ONLY	\$455	\$467
PR470	Underground fire protection system: single hydrant OR single riser connection	\$684	\$701
PR470i	Underground fire protection system: single hydrant or riser. INSP ONLY	\$218	\$224
PR475	Underground fire protection for each additional connection for hydrants or risers - use with PR470	\$197	\$202
PR475i	Underground fire protection system: use with PR475 - INSP ONLY	\$218	\$224
PR480	Underground repair	\$513	\$526
PR480i	Underground repair – INSP ONLY	\$164	\$168
PR500	Fire sprinkler and Fire Alarm monitoring system up to 5 initiating devices and/or up to 20 notification devices	\$428	\$439
PR500i	Fire sprinkler and Fire Alarm monitoring system up to 5 initiating devices and/or up to 20 notification devices – INSP ONLY	\$218	\$224
PR510	Fire alarm system: 6-15 initiating devices and/or ≤ 21-40 notification devices	\$655	\$672
PR510i	Fire alarm system: 6-15 initiating devices and/or ≤ 21-40 notification devices, INSP ONLY	\$236	\$242
PR520	Fire alarm system: 16-30 initiating and/or 41-80 notification devices	\$1,127	\$1,156
PR520i	Fire alarm system: 16-30 initiating and/or 41-80 notification devices, INSP ONLY	\$218	\$224
PR530	Fire alarm system. >30 initiating devices and/or >80 notification devices	\$1,545	\$1,584
PR530i	Fire alarm system. >30 initiating devices and/or >80 notification devices, INSP ONLY	\$273	\$280
PR610	Field review/inspection – Underground repair	\$429	\$440
PR615	Field Plan Review / Inspection Private CNG refueling appliance within a single family residence. (no permit required)	Exempt	\$290
PR625	Field Review/ Inspection -Temporary above-ground storage tanks, including equipment	\$284	\$291
PR630	Field review/inspection TI to NFPA 13, 13R sprinkler systems: ≤ 25 heads without calculations	\$338	\$347
PR635	Field review/inspection TI to NFPA 13, 13R sprinkler systems: 26-99 heads without calculations	\$447	\$458
PR900	Coordination/Pre-submittal Meetings: (Initial 2 hours)	\$597	\$612
PR905	Written response to inquiry	\$479	\$491
PR910	Alternate Method and Material Request - 2 hrs minimum	Hourly Rate	Hourly Rate
PR920	Plan resubmittal: fee charged on 3rd and each subsequent submittal - 1 hr minimum	Hourly Rate	Hourly Rate
PR922	Plan revision	Hourly Rate	Hourly Rate
PR924	Re-stamp of plans with wet stamp when submitted with approved plans	Hourly Rate	Hourly Rate
PR926	Accelerated plan review (fee is in addition to base fee assessed for plan review) - 1 hr minimum	50% of Hourly Rate	50% of Hourly Rate
PR928	Plan Review time and materials fee: Charged for miscellaneous applications such as unusual time intensive projects, research, travel time, etc. - 1 hr minimum	Hourly Rate	Hourly Rate
PR938i	13D Reinspection 1-10	\$159	\$163
PR939i	13D Reinspection 11+	\$213	\$218
PR940i	Inspection time and materials fee: Charged for miscellaneous applications such as Time Intensive projects, research, travel time, etc. - 1 hr minimum	Hourly Rate	Hourly Rate
PR942i	Re-inspection fee: Charged when project is not completed or cannot be approved during regular inspection	Hourly Rate	Hourly Rate
PR943	Penalty for Failure to Cancel Scheduled Inspection	50% of inspection fee	50% of inspection fee
PR944i	Accelerated Inspection Request (fee is in addition to base fee assessed for inspection) - 1 hr minimum	50% of Hourly Rate	50% of Hourly Rate

(a) Based on 2.55% Salary and Employee Benefit increase per Board resolution rounded to nearest \$1

(b) 2024-25 Hourly Rate = \$244 per hour

# ORANGE COUNTY FIRE AUTHORITY

Attachment 2

## PROPOSED FEE SCHEDULE

### PREVENTION FIELD SERVICES

Effective Date - July 1, 2024

Fee Code	Service Name	2023-24 Adopted Fee	2024-25 Proposed Fee (a) (b)
AA1	Aerosol – Issuance	\$166	\$170
AA1R	Aerosol - Reissuance	\$80	\$82
AA2	Aircraft Refueling – Issuance	\$406	\$416
AA2R	Aircraft Refueling – Reissuance	\$262	\$269
AA3	Aviation Facility – Issuance	Hourly Rate	Hourly Rate
AA3R	Aviation Facility – Reissuance	Hourly Rate	Hourly Rate
AA5	Waste Handling – Issuance	Hourly Rate	Hourly Rate
AA5R	Waste Handling – Reissuance	Hourly Rate	Hourly Rate
AA6	Amusement Building – Issuance	Hourly Rate	Hourly Rate
AA6R	Amusement Building – Reissuance	Hourly Rate	Hourly Rate
AC1	Candles/Open flame – Issuance	\$122	\$125
AC1R	Candles/Open flame – Reissuance	\$80	\$82
AC2	Carnival or Fair – Issuance	Hourly Rate	Hourly Rate
AC6	Combustible Material Storage – Issuance	Hourly Rate	Hourly Rate
AC6R	Combustible Material Storage – Reissuance	Hourly Rate	Hourly Rate
AC71	Compressed Gas – Corrosive Issuance	\$185	\$190
AC71R	Compressed Gas – Corrosive Reissuance	\$100	\$103
AC710	Compressed Gas-Toxic - Issuance	\$185	\$190
AC710R	Compressed Gas-Toxic - Reissuance	\$100	\$103
AC72	Compressed Gas – Flammable Gas Issuance	\$185	\$190
AC72R	Compressed Gas – Flammable Gas Reissuance	\$100	\$103
AC73	Compressed Gas-Highly Toxic - Issuance	\$185	\$190
AC73R	Compressed Gas-Highly Toxic - Reissuance	\$100	\$103
AC74	Compressed Gas – Inert Gas Issuance	\$130	\$133
AC74R	Compressed Gas – Inert Gas Reissuance	\$80	\$82
AC76	Compressed Gas-Oxidizer - Issuance	\$185	\$190
AC76R	Compressed Gas-Oxidizer - Reissuance	\$100	\$103
AC77	Compressed Gas – Pyrophoric - Issuance	\$181	\$186
AC77R	Compressed Gas – Pyrophoric - Reissuance	\$100	\$103
AC91	Cryogenics – Physical or Health Hazard - Issuance	\$92	\$94
AC91R	Cryogenics – Physical or Health Hazard - Reissuance	\$80	\$82
AC92	Cryogen – Flammable Issuance	\$166	\$170
AC92R	Cryogen – Flammable Reissuance	\$100	\$103
AC94	Cryogen – Inert Issuance	\$92	\$94
AC94R	Cryogen – Inert Reissuance	\$80	\$82
AC95	Cryogen – Oxidizer Issuance	\$111	\$114
AC95R	Cryogen – Oxidizer Reissuance	\$80	\$82
AD11	Dry Cleaning Plants - Package Issuance	\$92	\$94
AD11R	Dry Cleaning Plants – Package Reissuance	\$80	\$82
AD2	Dust Producing Operations - Issuance	\$185	\$190
AD2R	Dust Producing Operations - Reissuance	\$120	\$123
AE1	Explosives/Blasting Condition with OCSA Approval – Issuance	Hourly Rate	Hourly Rate
AF1	Firework Stands	\$143	\$147
AF2	Outdoor Fireworks Display, such as July 4th displays	\$2,140	\$2,195
AF21	Outdoor Fireworks Display, such as home coming & barge display	\$550	\$564
AF22	Pyrotechnics/Special Effects Materials	\$905	\$928
AF31	Flammable Combustible Liquids – Issuance to use or operate a pipeline	Hourly Rate	Hourly Rate
AF31R	Flammable Combustible Liquids - Reissuance	Hourly Rate	Hourly Rate
AF32	Flammable Liquids – Issuance Class I liquids (5 gallons inside/10 gallons outside)	\$185	\$190

(a) Based on 2.55% Salary and Employee Benefit increase per Board resolution rounded to nearest \$1

(b) 2024-25 Hourly Rate = \$244 per hour

# ORANGE COUNTY FIRE AUTHORITY

Attachment 2

## PROPOSED FEE SCHEDULE

### PREVENTION FIELD SERVICES

Effective Date - July 1, 2024

Fee Code	Service Name	2023-24 Adopted Fee	2024-25 Proposed Fee (a) (b)
AF32R	Flammable Combustible Liquids – Reissuance	\$100	\$103
AF33	Combustible Liquids – Issuance. To store, use or handle Class II or IIIA liquids in excess of 25 gallons inside or 60 gallons outside.	\$185	\$190
AF33R	Combustible Liquids – Reissuance	\$100	\$103
AF35	Flammable Combustible Liquids – Issuance. To operate tank vehicles, equipment, tanks, plants, terminals, wells, etc.	\$185	\$190
AF35R	Flammable Combustible Liquids – Reissuance	\$100	\$103
AH11	Hazardous Materials – Oxidizing Issuance	\$185	\$190
AH110	Hazardous Materials – Water Reactive Issuance	\$92	\$94
AH110R	Hazardous Materials – Water Reactive Reissuance	\$100	\$103
AH11R	Hazardous Materials – Oxidizing Reissuance	\$100	\$103
AH12	Hazardous Materials – Corrosive Issuance	\$185	\$190
AH12R	Hazardous Materials – Corrosive Reissuance	\$100	\$103
AH13	Hazardous Materials – Flammable Solids Issuance	\$185	\$190
AH13R	Hazardous Materials – Flammable Solids Reissuance	\$100	\$103
AH14	Hazardous Materials – Highly Toxic Issuance	\$177	\$182
AH14R	Hazardous Materials – Highly Toxic Reissuance	\$92	\$94
AH15	Hazardous Materials – Organic Peroxide Issuance	\$177	\$182
AH15R	Hazardous Materials – Organic Peroxide Reissuance	\$92	\$94
AH16	Hazardous Materials – Pyrophoric Issuance	\$177	\$182
AH16R	Hazardous Materials – Pyrophoric Reissuance	\$92	\$94
AH18	Hazardous Materials – Toxic Issuance	\$185	\$190
AH18R	Hazardous Materials – Toxic Reissuance	\$85	\$87
AH19	Hazardous Materials – Unstable Reactive Issuance	\$185	\$190
AH19R	Hazardous Materials – Unstable Reactive Reissuance	\$100	\$103
AH3	High Piled Combustible - Issuance	\$369	\$378
AH3R	High Piled Combustible Reissuance	\$202	\$207
AL1	Liquefied Petroleum Gas – Issuance	\$92	\$94
AL1R	Liquefied Petroleum Gas - Reissuance	\$80	\$82
AL2	Liquid- or Gas-Fueled Vehicles or Equipment in Assembly Buildings – Issuance/Reissuance	Hourly Rate	Hourly Rate
AL3	Lumber Yards and Woodworking Plants – Issuance	\$295	\$303
AL3R	Lumber Yards and Woodworking Plants - Reissuance	\$202	\$207
AM1	Magnesium Working – Issuance/Reissuance	Hourly Rate	Hourly Rate
AM2	Open and Covered Malls - Issuance/Reissuance	\$635	\$651
AM3	Motor Vehicle Fuel Dispensing – Issuance	\$130	\$133
AM31	Motor Vehicle Fuel Dispensing – Package Issuance	\$74	\$76
AM31R	Motor Vehicle Fuel Dispensing – Package Reissuance	\$80	\$82
AM3R	Motor Vehicle Fuel Dispensing - Reissuance	\$80	\$82
AO1	Open Burning/Fire – Issuance	Hourly Rate	Hourly Rate
AO3	Industrial Ovens – Issuance	\$130	\$133
AO3R	Industrial Ovens - Reissuance	\$80	\$82
AP21 to AP22	Assembly, <300 occupants - Issuance	\$656	\$673
AP21R to AP22R	Assembly, <300 occupants - Reissuance	\$444	\$455
AP23 to AP25	Assembly, >300 occupants - Issuance	\$1,061	\$1,088
AP23R to AP25R	Assembly, >300 occupants - Reissuance	\$549	\$563

(a) Based on 2.55% Salary and Employee Benefit increase per Board resolution rounded to nearest \$1

(b) 2024-25 Hourly Rate = \$244 per hour

# ORANGE COUNTY FIRE AUTHORITY

Attachment 2

## PROPOSED FEE SCHEDULE

### PREVENTION FIELD SERVICES

Effective Date - July 1, 2024

Fee Code	Service Name	2023-24 Adopted Fee	2024-25 Proposed Fee (a) (b)
AR2	Refrigeration Equipment – Issuance	\$295	\$303
AR2R	Refrigeration Equipment – Reissuance	\$141	\$145
AR3	Repair and Service Garage – Issuance	\$241	\$247
AR31	Repair and Service Garage < 5000 sq ft – Package Issuance	\$222	\$228
AR31R	Repair and Service Garage < 5000 sq ft – Package Reissuance	\$181	\$186
AR3R	Repair and Service Garage – Reissuance	\$181	\$186
AS1	Spraying or Dipping Operation – Issuance	\$351	\$360
AS1R	Spraying or Dipping Operation - Reissuance	\$80	\$82
AT1	Tent/Membrane Structure – Issuance	Hourly Rate	Hourly Rate
AT1.1	Canopy Structure – Issuance	Hourly Rate	Hourly Rate
AT2	Storage of Scrap Tires, Tire Byproducts, & Tire Rebuilding – Issuance	Hourly Rate	Hourly Rate
AT2R	Storage of Scrap Tires, Tire Byproducts, & Tire Rebuilding – Reissuance	Hourly Rate	Hourly Rate
AW1	Hot Work - Issuance.	\$130	\$133
AW11	Welding Carts Flammable gas up to 1000 cuft and Oxidizing gas up to 1500 cuft - Package Issuance	\$141	\$145
AW11R	Welding Carts Flammable gas up to 1000 cuft and Oxidizing gas up to 1500 cuft - Package Reissuance	\$80	\$82
AW1R	Hot Work - Reissuance.	\$80	\$82
J200	Reinspection – Flat rate for any inspection after the 1st (Applies to all CRR fees)	Hourly Rate	Hourly Rate
J201	Penalty \$250 – Failure to comply with 1st orders, tags or notices (Applies to all CRR fees) (Penalty fees are not included with the annual S&EB increase)	\$250	\$250
J202	Penalty \$500 – Failure to comply with 2nd orders, tags or notices (Applies to all CRR fees) (Penalty fees are not included with the annual S&EB increase)	\$500	\$500
J203	Penalty \$1000 – Failure to comply with 3rd or more orders, tags or notices (Applies to all CRR fees) (Penalty fees are not included with the annual S&EB increase)	\$1,000	\$1,000
M100	Correctional or Detentional Facility – Large (i.e. full scale jails, prisons, and places of detention)	\$555	\$569
M101	Correctional or Detentional Facility – Small (i.e. holding cells)	\$222	\$228
M102	High Rise Facility > 75 Feet	\$1,265	\$1,297
M103	Mid Rise Facility 55 - 74 Feet	\$666	\$683
M121	Care Facility for more than 6 ambulatory & non-ambulatory clients	\$333	\$341
M123	Hospitals, Nursing homes, Mental hospitals, and Surgery Centers	\$942	\$966
M124	Community Care Facility (i.e. clearance letter, large family day, etc.)	\$111	\$114
M125	Pre-Inspection Residential Care Facility (i.e. Single Family Residences)	\$444	\$455
M128	Permits Special Event - Applied to all Special Events that require operational permits	\$74	\$76
M129	Over the Counter Special Events – Events that may impact emergency operations equipment or access and may only require an over the counter submittal	\$55	\$56
M130	Miscellaneous Special Events – Events that may impact emergency operations equipment or access and may only require an over the counter submittal	\$111	\$114
M131	Minor Special Events – Events that may impact emergency operations equipment or access and have attendance or participation by less than 2,500 people.	\$166	\$170
M132	Major Special Events – Events that impact emergency operations equipment or access or have attendance, participation, or mass gathering of more than 2,500 people.	\$333	\$341

(a) Based on 2.55% Salary and Employee Benefit increase per Board resolution rounded to nearest \$1

(b) 2024-25 Hourly Rate = \$244 per hour

# ORANGE COUNTY FIRE AUTHORITY

Attachment 2

## PROPOSED FEE SCHEDULE

### PREVENTION FIELD SERVICES

Effective Date - July 1, 2024

Fee Code	Service Name	2023-24 Adopted Fee	2024-25 Proposed Fee (a) (b)
M133	Special Event Expedite Fee for <10 days submittal	50%	50%
M140	Fire Watch - Requested	Hourly Rate	Hourly Rate
M141	Standby – Engine Company – Board approved cost recovery rate	Hourly Rate	Hourly Rate
M150	Base Fee	\$81	\$83
M151	Alternate Means & Methods	Hourly Rate	Hourly Rate
M152	All other time to be charged as Time and Materials	Hourly Rate	Hourly Rate
<b>False Alarm</b>			
	False Alarm - 2nd within 6 months (Penalty fees are not included with the annual S&EB increase)	\$100	\$100
	Failure to comply with orders, tags or notices - 3rd false alarm within 6 months (Penalty fees are not included with the annual S&EB increase)	\$250	\$250
	Failure to comply with orders, tags or notices - 4th false alarm within 6 months (Penalty fees are not included with the annual S&EB increase)	\$500	\$500
	Failure to comply with orders, tags or notices - 5th and subsequent false alarm within 6 months (Penalty fees are not included with the annual S&EB increase)	\$1,000	\$1,000
<b>800 MHz Radio Loaner/Rental Program</b>			
	Loaning of the preprogramed 800 MHz radio including radio, batteries, and desk charger to OCFA approved and FCC licensed technicians to facilitate the annual testing required for emergency responder radio system installation. (This program is not included with the annual S&EB increase)	\$75 per month	\$75 per month

(a) Based on 2.55% Salary and Employee Benefit increase per Board resolution rounded to nearest \$1

(b) 2024-25 Hourly Rate = \$244 per hour



**ORANGE COUNTY FIRE AUTHORITY**  
**Schedule of Public Record Request Fees and Charges**

<b><u>SERVICES</u></b>	<b><u>AMOUNT</u></b>
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***DUPLICATION FEES***Duplication General:

Copy Rate..... \$0.10 per page  
 CD/DVD Disks\* ..... \$1.30 per CD/DVD, plus postage  
 Photographs..... actual cost

Fair Political Practices Commission (FPPC) Filings (Fees per Cal. Gov. Code § 81008):

Filings/Statements ..... \$ 0.10 per page or current FPPC rate  
 Retrieval Fee ..... Not to exceed \$5.00 for copies/reports 5+ years old or current FPPC rate

Reports/Maps:

After Action Reports..... actual cost/posted reports\*  
 Annual Financial Report..... actual cost/current fiscal year \*  
 Budget ..... actual cost/current fiscal year \*  
 Property Related Records (Community Right to Know Reports)..... \$2.50 per address  
 Fire Incident/Fire Investigation/Paramedic Reports..... \$0.10 per page, plus postage  
 ..... or \$0 for electronic transmittal  
 Reports prepared by Consultants ..... actual cost  
 Geographic Information System (GIS)/Battalion/Division Maps..... actual cost

\* Available on-line at no charge

Specialized Reports/Maps:

Creation of special reports/maps..... Current Hourly Rate, in 15 minutes increment\*\*  
 ..... plus \$0.10 per page, plus postage or \$0 for electronic transmittal

Position Title	Current Hourly Rate (Fully Burdened) **
IT Analyst	\$113.66
IT Manager	\$163.20
Management Assistant	\$65.80
Senior Management Analyst	\$133.79

Requiring research of records, analysis, compilation..... Actual cost + \$0.10 per page  
 911 Audio Recording\* ..... \$1.30 per CD/DVD, plus postage  
 ..... or \$0 for electronic transmittal

Subscriptions (Via US Mail):

Minutes..... \$35.00 per year/per body\*  
 Agendas..... \$35.00 per year/per body\*  
 Agenda Packet..... \$25.00 per packet plus postage, if applicable\*

\* Available on-line at no charge.

***MISCELLANEOUS SERVICES FEES***

Certification.....	\$2.00 per document
Delivery Service.....	actual cost
Email Server Search* .....	\$0.10 per page, plus postage or \$0 for electronic transmittal
Fax Transmissions .....	\$0.10 per page/paid prior to transmission in-lieu of duplication fee
Notary Fees (per Cal. Gov. Code § 8211 and 8223) .....	\$10.00 per signature or current rate
Postage .....	current US Postage Rates
Record Retrieval – Offsite Storage.....	\$20 per box (actual cost)

***SUBPOENA FEES*** (per Cal. Gov. Code §68096.1 & 68097.2)

Subpoena for Records .....	\$15.00 deposit applied toward actual costs
.....	or current State rate
Subpoena for Witness .....	\$275.00 deposit applied toward actual witness expenses
.....	or current State rate

***WAIVER OF FEES***

The above fees may be waived at the discretion of the Section Manager concerned when it is clear that the general public and/or the OCFA will benefit by providing the service at no cost.

- (a) Examples of the types of service for which the above fees may be waived are as follows:
  - (1) Requests from City Officials, Board Members, etc. for business purposes
  - (2) Requests from individuals or firms directly concerned with pending actions of the Board of Directors or Executive Committee, which require their attendance at a Public Hearing or when legal notice is required.
  - (3) Requests from other public agencies, including law enforcement agencies and the District Attorney, in cases of cooperative exchange of information.
- (b) Decisions on questionable items shall be made by the Fire Chief or designee.

***LATE FEES***

A 10% late fee may be assessed on past due accounts if payment is not received by the original due date. Late fee assessments applicable to this policy include, but are not limited to:

- Ambulance – Advanced Life Support (ALS)/Basic Life Support (BLS) supply reimbursements
- Fire Prevention Activities
- Special Activities requiring a permit
- Any other OCFA miscellaneous billings including but not limited to Fire Restitution

**\*The California Public Records Act provides that a fee may be charged to cover the *direct costs* incurred in duplicating records or information requested. In most scenarios, requesters are only responsible for the direct cost associated with producing duplicate copies of the records in physical or electronic form, not including the costs of staff time conducting searches. However, requests are subject to charge when the electronic records sought require data compilation, extraction, or programming to produce the record. A deposit in advance will be required prior to production.**

**Fire Prevention Department S&EB Adjustment Calculation**

<b><u>FY 2024/25</u></b>	<b>% of Budget</b>	<b>% Change in Rate from Prior Year</b>	<b>Weighted Rate Increase</b>
Salary	64.88%	1.49%	0.97%
Retirement	21.41%	4.57%	0.98%
Insurance	9.61%	11.04%	1.06%
Workers' Comp	3.16%	-16.63%	-0.53%
Medicare	0.94%	6.96%	0.07%
Total	100.00%		<b>2.55%</b>