

# Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

July 25, 2025  
Mr. Evan Carey  
Fire Prevention Analyst  
Orange County Fire Authority  
1 Fire Authority Road  
Irvine, CA 92602

Subject: **Response to Service Code: PR105 Site Development Review for SR25002714/**

Dear Mr. Evan Carey:

On June 24, 2025, Toll West Coast LLC ("Toll Brothers"), received a site development review for OCFA Service Request SR 25002714 for our proposed development at 23161 Mill Creek Drive. It was noted that OCFA has reviewed the project, and the initial assessment has not returned and significant concerns. The review included the conditions of approval listed below with our responses.

## **CONDITIONS OF APPROVAL:**

Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

Prior to OCFA clearance of a final map or issuance of a precise grading permit or a building permit, if a grading permit is not required:

- fire master plan (service code PR145)

**Response: Noted.**

Prior to issuance of a precise grading permit or a building permit, if a grading permit is not required:

- gates (service code PR180)

**Response: Noted.**

Prior to the issuance of a building permit:

- Underground piping for private hydrants and fire sprinkler systems if present (service code PR470-PR475)

**Response: An Underground Fire Protection Plan should not be required since all on-site hydrants will be public, not private, and all units will be protected by an NFPA 13-D system.**

- fire sprinkler system (service codes PR400-PR465)

**Response: Noted.**

Toll West Coast, LLC  
350 Commerce, Suite 200, Irvine, CA  
Office: (714) 347-1300

# Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

## Temporary/Final Occupancy Inspections:

Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least five days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

**Response: Noted.**

## Lumber-drop Inspection:

After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least five days in advance to schedule the lumber drop inspection.

**Response: Noted.**

We look forward to working further with you on this submittal. Should you have any questions or need additional information, please contact me at (949) 400-7214.

Sincerely,



Aylene Chu  
Director of Land Entitlements  
Toll West Coast, LLC

cc:

Salvador Avila, Toll West Coast LLC  
Jason Certilman, Toll West Coast LLC  
Peter Kim, Toll West Coast LLC  
Alicia Guerra, Buchalter, PC  
Braeden Mansouri, Buchalter, PC