

# Appendix I    Service Provider Letters

## Appendix

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# OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF



February 18, 2021

Jasmine Osman, Project Planner  
PLACEWORKS  
3 MacArthur Place, Suite 1100,  
Santa Ana, California 92707

Dear Ms. Osman:

**REQUEST FOR SHERIFF'S DEPARTMENT SERVICE INFORMATION  
IN PREPARATION OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION  
STARLITE RESIDENTIAL DEVELOPMENT PROJECT**

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to provide information and responses to specific questions to be addressed under California Environmental Quality Act (CEQA) in preparing an Initial Study/Mitigated Negative Declaration (IS/MND), for the Starlite Residential Project (Project). The proposed Project is located on the approximate 11.5-acre former Starlite Drive-In Theater site at 2540 Rosemead Boulevard in the City of South El Monte. The proposed Project involves the development of 206 dwelling units (168 single family homes and 38 multi-family homes) of which maximum ten percent of these units would be affordable. Construction activities for the proposed Project would also include, but are not limited to, excavation and grading.

The proposed Project is located within the service area of the Department's Temple Sheriff's Station (Station). Accordingly, the Station reviewed your request and provided the attached responses (see correspondence dated February 18, 2021, from Captain Mark Reyes).

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

*A Tradition of Service*  
— Since 1850 —

Ms. Osman

- 2 -

February 18, 2021

Should you have any questions regarding this matter, please contact me, at (323) 526-5657, or your staff may contact Ms. Rochelle Campomanes, at (323) 526-5614.

Sincerely,

ALEX VILLANUEVA, SHERIFF



Tracey Jue, Director  
Facilities Planning Bureau

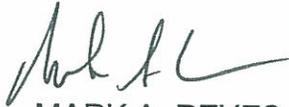
COUNTY OF LOS ANGELES  
**SHERIFF'S DEPARTMENT**  
*"A Tradition of Service Since 1850"*

DATE: February 18, 2021

FILE NO:

OFFICE CORRESPONDENCE

FROM:



MARK A. REYES, CAPTAIN  
 TEMPLE STATION

TO:

TRACEY JUE, DIRECTOR  
 FACILITIES PLANNING BUREAU

SUBJECT:

**RESPONSE TO REQUEST FOR SHERIFF'S DEPARTMENT SERVICE INFORMATION FOR THE PROPOSED STARLITE RESIDENTIAL DEVELOPMENT PROJECT**

The Temple Sheriff Station (Station) is providing the following information as a response to a request received from PLACEWORKS, a company who is currently preparing an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Starlite Residential Development Project (Project). The approximate 11.5-acre Project site was the former Starlite Drive-in Theater site located at 2540 Rosemead Boulevard in the City of South El Monte. The Project site is within the Station's service area. Upon release of the IS/MND for public review, the Department reserves the right to make modifications to the information should more specific Project details become available and/or circumstances change.

The proposed Project involves the development of 206 dwelling units (168 single family homes and 38 multi-family homes) of which a maximum ten percent of these units would be affordable. Construction activities for the proposed Project would also include, but are not limited to, excavation and grading.

The questionnaire below is formatted to correspond with the format of the request:

- 1. Please confirm the following Station responds to calls from the Project site:**
  - a. The Los Angeles County Sheriff's Temple Station at 8838 Las Tunas Drive, Temple City, CA 91780**

The Project site is within the Station's service area. The proposed Project is approximately 3.6 miles from the Station, located at 8838 Las Tunas Drive.

- 2. Please indicate the type of service calls or service demands anticipated by the proposed uses (residential).**

The Station typically receives service calls from the community to report crimes. These crimes are serious crimes which occur with regularity that include forcible rape, robberies, aggravated assaults, burglaries, larceny theft, grand theft autos, and arson.

The Station also enforces other law violations stemming from calls for service and/or observations, such as narcotics violations, vandalism, weapons laws, public disturbances, traffic accidents, vehicle code violations, parking enforcement, and other quality of life issues.

Additionally, the Station provides community services such as organized Neighborhood Watch meetings and youth outreach.

- 3. *Given the existing level of staffing and equipment, with the police department be able to provide police services to the proposed Project? If not, please indicate what will be required to serve the Project.***

The Station is currently understaffed. However, assigning additional personnel to the Station to meet an acceptable service ratio will exacerbate due to the current shortage of facility space and supporting equipment. Any expansion of the Station, or construction of new facilities, should not only account for the current shortage, but should also accommodate additional personnel and equipment that will become necessary as our service area continues to experience growth and intensification of land uses.

Further information is required on the anticipated population generated by the new development to determine impacts on law enforcement services.

- 4. *What impact will the proposed Project, in combination with all other projects planned in the area, have on the ability of the police department to provide police services in the area?***

The proposed Project will increase employees and resident population of the Station's service area, which will generate an increased demand for law enforcement services we provide. The Station expects the IS/MND to quantify the various population increases, describe potential impacts to our resources and operations, and identify measures that will mitigate these impacts to a level of insignificance.

**5. *What conditions will the police department require or recommend to reduce safety hazards and reduce potential impacts on police services?***

The Department recommends that the general principles of Crime Prevention Thru Environmental Design (CPTED) be implemented during the Project design phase. The goal of CPTED is to reduce opportunities for criminal activities by employing physical design features that discourage anti-social behavior, while encouraging the legitimate use of the site. The overall tenets of CPTED include defensible space, territoriality, surveillance, lighting, landscaping, and physical security. With advanced notice, Station personnel can be available to discuss CPTED with the Project developer.

The Station recommends that an analysis and impacts of the proposed Project to the local transportation and circulation system also be included in the IS/MND. Traffic levels at intersections must be identified, studied and analyzed. Preparation of a Construction Mitigation Plan would also help in reducing impacts to traffic levels. A Construction Traffic Management Plan should also be implemented as part of the proposed Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access should be maintained at all times. Flag persons and/or detours should also be provided as needed to ensure safe traffic operations, and construction signs should be posted to advise motorists of reduced construction zone speed limits.

**6. *Please add any comments you may wish to make regarding this matter.***

The Project Applicant will be required to pay all applicable required law enforcement mitigation fees associated with the Project.

**From:** [Campomanes, Rochelle E.](#)  
**To:** [Jasmine Osman](#)  
**Subject:** FW: EIR - Starlite Residential Development (RFI) - LASD Review Comment Letter  
**Date:** Wednesday, May 12, 2021 6:38:23 AM

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Good morning Jasmine,

Please see email below.

Thank you,

**Rochelle Campomanes, LEED AP**  
**Departmental Facilities Planner I**  
**Facilities Planning Bureau**  
**Tel: 323-526-5614**



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**From:** Aguilera, Bryan C.  
**Sent:** Tuesday, May 11, 2021 4:04 PM  
**To:** Campomanes, Rochelle E. <RECampom@lasd.org>  
**Subject:** RE: EIR - Starlite Residential Development (RFI) - LASD Review Comment Letter

Hi Rochelle,

The answers are in red below.

Let me know if you need more information.

Thank you!

Bryan

*Lieutenant Bryan Aguilera*

Contract Law Enforcement Bureau  
211 W. Temple Street, 7<sup>th</sup> Floor  
Los Angeles, CA 90012

(213) 229-1639 (office)  
(323) 680-0166 (cell)



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**From:** Campomanes, Rochelle E.  
**Sent:** Monday, May 10, 2021 11:29 AM  
**To:** Aguilera, Bryan C. <[bcaguile@lasd.org](mailto:bcaguile@lasd.org)>  
**Subject:** FW: EIR - Starlite Residential Development (RFI) - LASD Review Comment Letter

Good morning Lt. Aguilera,

The Agency has some follow-up questions regarding Starlite Residential Development. Please see email below. It is more about contracts and funding for the law enforcement services. I've attached their EIR review request and our response letter for your use.

Please let me know if you have any comments or questions. Thank you very much.

**Rochelle Campomanes, LEED AP**  
**Departmental Facilities Planner I**  
**Facilities Planning Bureau**  
**Tel: 323-526-5614**



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**From:** Jasmine Osman [<mailto:josman@placeworks.com>]  
**Sent:** Monday, May 10, 2021 10:43 AM  
**To:** Campomanes, Rochelle E. <[RECampom@lasd.org](mailto:RECampom@lasd.org)>  
**Subject:** RE: EIR - Starlite Residential Development (RFI) - LASD Review Comment Letter

**This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments**

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Hello Rochelle,

I have some more questions about LASD's services, specifically funding and how the proposed project would contribute to funding.

- How are sheriff facilities and staffing funded?
- Does the City of South El Monte have a contract with LASD? **Yes**
  - If yes, how often is the contract updated? **At least annually**
  - How is the contract funded? Through the General Fund? Would the proposed project contribute to the General Fund through property taxes? **Funded through the city of South El Monte**
  - How would the proposed project pay into funding for the contract? **Likely to the City of South El Monte**

Thank you,

**JASMINE A. OSMAN**  
Project Planner

323.955.5545 Ext. 2608 | [josman@placeworks.com](mailto:josman@placeworks.com) | [placeworks.com](http://placeworks.com)

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**From:** Campomanes, Rochelle E. <[RECampom@lasd.org](mailto:RECampom@lasd.org)>  
**Sent:** Monday, March 1, 2021 3:15 PM  
**To:** Jasmine Osman <[josman@placeworks.com](mailto:josman@placeworks.com)>  
**Cc:** Wang, Meghan Y. <[m2ywang@lasd.org](mailto:m2ywang@lasd.org)>; Ruiz, Francis R. <[FRRuiz@lasd.org](mailto:FRRuiz@lasd.org)>  
**Subject:** RE: EIR - Starlite Residential Development (RFI) - LASD Review Comment Letter

Hi Jasmine,

Please see email below for responses in BLUE.

Please let me know if you have any comments or questions. Thank you very much.

**Rochelle Campomanes, LEED AP**  
**Departmental Facilities Planner I**  
**Facilities Planning Bureau**  
**Tel: 323-526-5614**



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**From:** Jasmine Osman [<mailto:josman@placeworks.com>]  
**Sent:** Wednesday, February 24, 2021 8:13 AM  
**To:** Campomanes, Rochelle E. <[RECampom@lasd.org](mailto:RECampom@lasd.org)>  
**Subject:** RE: EIR - Starlite Residential Development (RFI) - LASD Review Comment Letter

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Hi Rochelle,

The questions are:

- Can you please provide the officer per capita service standards that you use for planning purposes, so we can estimate the demand?

The Department does not have a current standard law enforcement service ratio because staffing level needs vary from Station to Station due to criteria such as service call volume and type, patrol and travel time by priority, personnel workload and performance levels, and modeling the flow of calls for service ratio.

The Station's desired law enforcement service ratio is 1 deputy for every 1,000 residents.

- How many officers currently staff the Temple Sheriff Station?

The Station's service area encompasses approximately 66 square miles with an estimated resident population of 184,000 persons. The Station is currently staffed by 190 sworn personnel and 48 civilian employees.

- What is the existing equipment at the Station, and what are the specific needs for new equipment?

The Station has existing patrol vehicles, dispatch equipment, and security cameras. By the end of this year, the Station expects to have their sworn

personnel receive body worn cameras. Currently, the proposed Project would not require any other new equipment except the items mentioned above.

Further information is required on the anticipated population generated by the new development to determine impacts on law enforcement services including equipment and personnel needs.

- What is the response time to the project site?

The Station's average or anticipated response times for emergent, priority, and routine calls for service received from the proposed Project are 6, 20, and 60 minutes, respectively. (Please note these are approximate time ranges only and could be affected by traffic conditions and these response times are variable because the responding unit may be elsewhere within the Station's service area and not necessarily dispatched from the Station itself.)

- What is the Department's standard for desired response time for emergency and non-emergency calls?

The Department generally adheres to the following, widely-accepted industry standard among law enforcement agency for responses categorized as emergent, priority, and routine calls for service: 10 minutes, 20 minutes, and 60 minutes, respectively.

Thank you,

**JASMINE A. OSMAN**  
Project Planner

323.955.5545 Ext. 2608 | [josman@placeworks.com](mailto:josman@placeworks.com) | [placeworks.com](http://placeworks.com)

---

**From:** Campomanes, Rochelle E. <[RECampom@lasd.org](mailto:RECampom@lasd.org)>  
**Sent:** Wednesday, February 24, 2021 8:03 AM  
**To:** Jasmine Osman <[josman@placeworks.com](mailto:josman@placeworks.com)>  
**Subject:** RE: EIR - Starlite Residential Development (RFI) - LASD Review Comment Letter

Hi Jasmine,

You can email them to me.

Thanks,  
**Rochelle Campomanes, LED AP**  
**Departmental Facilities Planner I**  
**Facilities Planning Bureau**

**Tel: 323-526-5614**



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**From:** Jasmine Osman [<mailto:josman@placeworks.com>]  
**Sent:** Wednesday, February 24, 2021 8:01 AM  
**To:** Campomanes, Rochelle E. <[RECampom@lasd.org](mailto:RECampom@lasd.org)>  
**Subject:** RE: EIR - Starlite Residential Development (RFI) - LASD Review Comment Letter

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Good morning,

I have some follow up questions which I believe would be easier to email. Should I send my questions to you, or Tracey Jue? If Tracey Jue, could I please get her email address?

Thank you very much.

Sincerely,

**JASMINE A. OSMAN**  
Project Planner

323.955.5545 Ext. 2608 | [josman@placeworks.com](mailto:josman@placeworks.com) | [placeworks.com](http://placeworks.com)

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**From:** Campomanes, Rochelle E. <[RECampom@lasd.org](mailto:RECampom@lasd.org)>  
**Sent:** Thursday, February 18, 2021 3:29 PM  
**To:** Jasmine Osman <[josman@placeworks.com](mailto:josman@placeworks.com)>  
**Cc:** Wang, Meghan Y. <[m2ywang@lasd.org](mailto:m2ywang@lasd.org)>  
**Subject:** EIR - Starlite Residential Development (RFI) - LASD Review Comment Letter

**Importance:** High

Dear Ms. Osman,

Please find the attached file for the project mentioned above. These are the LASD review comments on the proposed Project.

Please let me know if you have any comments or questions. Thank you very much.

**Rochelle Campomanes, LEED AP**  
**Departmental Facilities Planner I**  
**Facilities Planning Bureau**  
**Tel: 323-526-5614**



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**From:** Jasmine Osman [<mailto:josman@placeworks.com>]  
**Sent:** Thursday, February 11, 2021 7:18 AM  
**To:** Campomanes, Rochelle E. <[RECampom@lasd.org](mailto:RECampom@lasd.org)>  
**Subject:** RE: EIR - Starlite Residential Development (RFI)

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Good morning,

Thank you for your email. You can either email the response to the questionnaire to me ([josman@placeworks.com](mailto:josman@placeworks.com)) or you can mail it to:

3 MacArthur Place, Suite 1100 | Santa Ana, California 92707

Thank you,

**JASMINE A. OSMAN**  
Project Planner

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**From:** Campomanes, Rochelle E. <[RECampom@lasd.org](mailto:RECampom@lasd.org)>  
**Sent:** Thursday, February 11, 2021 6:58 AM  
**To:** Jasmine Osman <[josman@placeworks.com](mailto:josman@placeworks.com)>  
**Subject:** EIR - Starlite Residential Development (RFI)

Good morning Jasmine,

FPB received your request for the proposed Starlite Residential Development Police Questionnaire sent by the Station via email yesterday. The Station scanned the request and the mailing address have faded away. Please send me your mailing address.

We will try to send our review comments by your deadline this time. Please note that we typically require 30 days to review any environmental documents received by LASD.

Also, for future reference, the Department provides the following updated address and contact information for all requests for review comments, law enforcement service information, California Environmental Quality Act documents, and other related correspondence:

Tracey Jue, Director  
Facilities Planning Bureau  
Los Angeles County Sheriff's Department  
211 West Temple Street  
Los Angeles, California 90012

Attention: Planning Section

Thanks,

**Rochelle Campomanes, LEED AP**  
**Departmental Facilities Planner I**  
**Facilities Planning Bureau**  
**Tel: 323-526-5614**



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## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: VTTM 83399 - FLDU 2021005466 CITY: South El Monte

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**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**FAILURE TO COMPLY WITH THE FINAL MAP SUBMITTAL AND REVIEW PRIOR TO RECORDATION, MAY RESULT IN THE BUILDING PLANS NOT BEING APPROVED DURING THE FIRE DEPARTMENT FIRE PREVENTION ENGINEERING SECTION BUILDING PLAN REVIEW.**

### **FINAL MAP REQUIREMENTS**

Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.

Fire hydrant improvement plans shall be submitted to the Land Development unit for review and approval prior to the Final Map clearance.

Submit a complete gate detail prior to the Final Map clearance.

### **CONDITIONS OF APPROVAL – ACCESS**

**Verification for compliance will be performed during the architectural plan review prior to building permit issuance.**

1. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
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PROJECT: VTTM 83399 - FLDU 2021005466 CITY: South El Monte

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on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.

2. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
3. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
5. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
6. Attached Units: Provide a minimum unobstructed width of 26 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
7. Detached Units: Provide a minimum unobstructed width of 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1.
7. A minimum 5-foot-wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

### **WATER SYSTEMS REQUIREMENTS**

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the 2017 County of Los Angeles Fire Code, Table B105.1 .



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: VTTM 83399 - FLDU 2021005466 CITY: South El Monte

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2. The required fire flow for the public fire hydrants for this project is 2000 gpm at 20 psi residual pressure for 2 hours. Two public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
3. Install three (3) new public fire hydrants. (as shown on the map as proposed by the applicant).
4. Install eight (8) private-on site fire hydrants. (as shown on the map as proposed by the applicant)
5. All private on-site fire hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall. Exception: For fully sprinkled multi-family structures, on-site hydrants may be installed a minimum of 10 feet from the structure. Indicate compliance prior to project proceeding to the public hearing process. Fire Code Appendix C106.1
6. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7
7. All required public fire hydrants shall be installed, tested and accepted prior to construction.
8. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

**Additional Fire Department requirements will be determined during the Building Plan Check Phase.**

For any questions regarding the report, please contact FPEA Claudia Soiza at (323) 890-4243 or at [Claudia.Soiza@fire.lacounty.gov](mailto:Claudia.Soiza@fire.lacounty.gov)