

**Creekside Assisted Living  
Technical Appendices**

**Appendix J  
Service Provider Letters**



Sophia Hahl Mitchell &lt;sophia@mitchellplanning.net&gt;

**Creekside Assisted Living****Fire Department Correspondence**

1 message

**Nailon, Jason** <JNailon@san-marcos.net>  
To: Sophia Hahl Mitchell <sophia@mitchellplanning.net>

Mon, Jun 15, 2020 at 11:12 AM

City of San Marcos Fire Department:

1. Name and location of the station(s) that would serve the project site.

*San Marcos Fire Dept. – Station #1, 180 W. Mission Road, San Marcos, Ca. 92078*

2. Please describe the existing staff levels and equipment at the station(s).

**San Marcos Fire Station #1 is staffed with one fire engine, one fire truck, and two ALS**

**ambulances. (Engine- 3 personnel; Truck – 3 personnel; Ambulances- 2 personnel each.)**

3. What is the average response time to the site from the fire station(s)? **1-2 minutes**

4. Are current staff levels (and equipment) at these stations sufficient to meet existing demands for fire and emergency medical services? **Yes.**

5. Can the stations handle this increase in services or would additional services be required? If so,

what additional services would be needed (i.e., additional staff, vehicles, etc.)? **NO.** This facility would greatly impact the call volume and services provided by the fire department, a full-time staffed, 24 hour seven days a week Registered Nurse capable of Patient assessments will be required. This also shall be reflected in the final conditions of approval.

6. What are the fire flow requirements for the project site? **1500 GPM /2 hours**

7. Does the project site provide adequate primary and secondary access for fire department vehicles? **Not desirable**

- Other requirements may arise if Fire Flow cannot be met , and also limited access on all sides of the structure.

8. Are there any City of San Marcos Fire Department impact fees that the project will be subject to? **To be determined by Building and Safety Division**



**JASON NAILON, FM** | Fire Marshal/Battalion Chief  
City of San Marcos Fire Department | 1 Civic Center Drive, San Marcos CA 92069  
**T:** (760) 744-1050 x3404 | **C:** (760) 552-2772  
**[jnailon@san-marcos.net](mailto:jnailon@san-marcos.net)** | **[www.san-marcos.net](http://www.san-marcos.net)**

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**At the City of San Marcos, the health and safety of our community is our top priority. For real-time updates about the City's response to COVID-19, visit [www.san-marcos.net/covid19](http://www.san-marcos.net/covid19).**



Sophia Habi Mitchell &lt;sophia@mitchellplanning.net&gt;

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**RE: Information Request - Creekside Assisted Living in San Marcos** **Sheriff's Department Correspondence**

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1 message

**Horst, Malcolm** <Malcolm.Horst@sdsheriff.org>  
To: Sophia Habi Mitchell <sophia@mitchellplanning.net>

Thu, May 14, 2020 at 11:23 AM

1. What is the address of the San Diego County Sheriff's Department station(s) that serves the project area?

San Marcos Sheriff's Station

182 Santar Place

San Marcos, CA. 92078

2. Do you know the approximate response times for emergency and non-emergency calls in the project area?

Response time will always vary depending on the amount of "calls for service" at the time the call comes in.

3. Do you have current crime statistics for the project area (i.e., burglaries, car thefts, robberies, etc.)?

I do not have this data at this time.

4. Are existing San Diego County Sheriff's Department staff levels adequate to meet current demands for police protection services in the project area?

Yes, we have adequate staff to handle any demands for "calls for service".

5. Do the proposed project components present any unique law enforcement problems for the San Diego County Sheriff's Department?

No, this should not bring anything new to the department.

6. Would the project require the San Diego County Sheriff's Department to hire more officers or staff?

No, we have adequate staff.

7. Would the project impact existing response times?

Response time will always vary depending on the amount of "calls for service" at the time the call comes in.

8. Do you have any recommendations that might ensure that the proposed project would not "significantly" impact San Diego County Sheriff's Department services?

Always use "Crime Prevention Through Environmental Design" techniques when building these type of projects.

9. Are there any San Diego County Sheriff's Department impact fees that the project will be subject to?

No, not that I know of.

Thanks,

Cpl. Malcolm Horst  
Training Coordinator  
San Marcos Station  
Desk 760 510-5222  
Cell 706 445-3703

**From:** Sophia Hahl Mitchell <sophia@mitchellplanning.net>  
**Sent:** Monday, May 11, 2020 7:21 AM  
**To:** Horst, Malcolm <Malcolm.Horst@sdsheriff.org>  
**Cc:** NPedersen@san-marcos.net  
**Subject:** Information Request - Creekside Assisted Living in San Marcos

Hello Malcolm:

I am working on the environmental review for the Creekside Assisted Living project in San Marcos.

I am requesting information from the Sheriff's Department to assist in the public services analysis.

Please find attached a letter with more information.

The project plans are available here:

<https://www.dropbox.com/sh/ik6a3fpp1j8ndzp/AAD8HjrZKMKn5cWThvFWrlela?dl=0>

I would appreciate your input by May 20, 2020.

Thanks,

Sophia

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**Sophia Habi Mitchell, LEED AP**

Owner and Environmental Project Manager

**Sophia Mitchell & Associates**

P.O. Box 1700, Gualala, CA 95445

Tel: (858) 243-0843

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# EDCO

WASTE & RECYCLING SERVICES

EDCO - Waste and  
Recycling Services

April 24, 2020

Aaron Whitfield  
Breakers Real Estate  
647 S Cedros Ave  
Solana Beach CA 92075

Re: Creekside Assisted Living, San Marcos CA

Our supervisor Pedro Villarreal has gone over the site plans for the proposed area, based on the information, we received. We do not foresee any problems servicing the new location.

If we have to roll the bins 10 feet or further, there will be a roll out charge.

Thank You

Vicki Betz  
760-744-5615 x 123  
Vbetz@edcodisposal.com

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Sophia Habi Mitchell &lt;sophia@mitchellplanning.net&gt;

**RE: Creekside Assisted Living San Marcos**

1 message

**Vallecitos Water District  
Correspondence**

**Eileen Koonce** <ekoonce@vwd.org>  
To: Sophia Habi Mitchell <sophia@mitchellplanning.net>  
Cc: "Pedersen, Norman" <NPedersen@san-marcos.net>

Mon, May 4, 2020 at 9:15 AM

Good morning Sophia,

Hope you are doing well.

The April 20, 2020 study is the most recent. I spoke with Mr. Whitfield last week and he informed me of the additional dwelling unit. The additional unit will not have a significant impact on the results of the study and will not change the conclusions of the report. Therefore, we plan to finalize the study this week with no changes from the 4/20/20 report.

There are District sewer easements containing a 27-inch sewer main along the creek on the east side of the property. The District does not allow buildings or other structures to be constructed within the easement. The finished surface over the sewer main cannot be changed without VWD approval. There must be drivable access to the sewer main and manholes.

**Eileen M. Koonce**

*Development Services Coordinator*

**VALLECITOS WATER DISTRICT**

*201 Vallecitos de Oro*

*San Marcos, CA 92069*

*760-752-7177*

*760-744-3507 FAX*

*ekoonce@vwd.org*

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**From:** Sophia Habi Mitchell <sophia@mitchellplanning.net>  
**Sent:** Monday, May 4, 2020 8:19 AM  
**To:** Eileen Koonce <ekoonce@vwd.org>  
**Cc:** Pedersen, Norman <NPedersen@san-marcos.net>  
**Subject:** Creekside Assisted Living San Marcos

Good Morning Eileen,



I am working on the CEQA documentation for the Creekside Assisted Living project in San Marcos (southeast corner of Richmar and N. Twin Oaks Valley Road).

I reviewed the VWD Draft Technical Memorandum Water/Sewer Study report for the project (April 20, 2020) and understand the report will be finalized soon.

Aside from the conditions identified in that report, is there anything else that VWD would like to see included in the CEQA document?

Also, I wanted to confirm that the one unit difference between what the applicant is proposing compared to what was analyzed in the report (138 units vs 137 units) would not result in a significant change in conclusions for the report.

Thank you,

Sophia Mitchell

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**Sophia Habi Mitchell, LEED AP**

Owner and Environmental Project Manager

**Sophia Mitchell & Associates**

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