SAN MARCOS
UNIFIED SCHOOL DISTRICT
engaging students...inspiring futures

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June 6, 2025

Ms. Sophia Habl Mitchell
Sophia Mitchell & Associates, LLC
PO Box 1700
Gualala, CA 95445
sophia@mitchellplanning.net

via E-Mail

Re: Oakcrest Specific Plan Project – City of San Marcos Planning Division

Dear Ms. Mitchell:

The following is in response to the letter from Sophia Mitchell & Associates, relating to the proposed 137-acre Oakcrest Specific Plan Project ("Project"), which allows for the development of 257 residential units and associated infrastructure. It is our understanding that the Project proposes 145 detached single family homes and 112 condominium units which are located in the San Marcos Unified School District's attendance area. Please be advised that the San Marcos Unified School District ("District") periodically updates this information and, therefore, it is subject to change. Additionally, this information is provided in response to your request, and does not represent an opinion of the District for approval or disapproval of the Project.

In response to question #1, the following schools currently serve the Project area:

- Twin Oaks Elementary School for grades K-5
- Woodland Park Middle School for grades 6-8
- Mission Hills High School for grades 9-12

In response to question #2, the student enrollment as of October 2, 2024 is:

- Twin Oaks Elementary School: 648
- Woodland Park Middle School: 1,184
- Mission Hills High School: 2,751

The student capacity based on the 2024-25 Utilization Study at each of those schools is:

- Twin Oaks Elementary School: 761
- Woodland Park Middle School: 1,403
- Mission Hills High School: 2,482

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In response to question #3, Twin Oaks Elementary School and Woodland Park Middle School currently have available capacity. Mission Hills High School is over capacity. Based on the District's 2024/25 Utilization Study, the District's total capacity is 22,085 and its enrollment is 18,837, leaving the District with 3,248 available seats. However, those seats are spread across the District and seats may not be available at a specific school or grade level.

In response to question #4, the student generation rates ("SGR") for residential land uses are as follows:

- Single family detached units: 0.632
- Multi-family attached units: 0.321
- Apartment units: 0.203

In response to question #5, the District has significant modernization plans currently underway for Woodland Park Middle School. Significant sitewide athletic improvement projects are currently underway at Mission Hills High School. While Twin Oaks Elementary has no plans for facility improvements, modernizations, expansions, or additions.

In response to question #6, annexation or formation of a Community Facilities District ("CFD") would help reduce potential impacts to the District that will be generated as a result of the Project.

In response to question #7, the Project will be subject to development impact fees. The current fees are in the amount of $5.17 per square foot for residential and $0.84 per square foot for commercial space. The fee amounts are subject to change. The Project could be subject to different fees if the developer forms a CFD or enters into a mitigation agreement with the District.

There are potential impacts on the District from the Project's residential construction. There is currently no capacity at Mission Hills High School. When the time comes for students from this Project to enroll in San Marcos Unified District schools, they might find the expected schools at full capacity. In such cases, alternative schooling arrangements will be made, potentially increasing travel distances and contributing to traffic in San Marcos. Requests for transfers via the Intradistrict Transfer Application are subject to approval and are not guaranteed.

Applying the 0.632 SGR to the 145 detached single family homes and 0.321 SGR to the 112 condominium units in the District's attendance area results in a projected 128 students generated from the proposed Project.

The District looks forward to collaborating with you on this Project. Should you have any additional inquiries, please do not hesitate to contact me at 760-752-1227.

Sincerely,

Tova K. Corman
Executive Director
Facilities Planning & Development

TC/llj

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