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

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December 4, 2025

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

via E-Mail

Re: Ascend Specific Plan Project – City of San Marcos

Dear Ms. Mitchell:

The following is in response to the letter from Sophia Mitchell & Associates, relating to the proposed 16.12-acre Ascend Specific Plan Project ("Project"), which allows for up to 160 residential units. It is our understanding that the proposed Tentative Map and Site Plan present 147 units, all of 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:

- Carrillo Elementary for grades K-5
- San Elijo Middle for grades 6-8
- San Marcos High School for grades 9-12

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

- Carrillo Elementary: 725
- San Elijo Middle: 1,395
- San Marcos High School: 3,067

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

- Carrillo Elementary: 1,109
- San Elijo Middle: 1,524
- San Marcos High School: 3,212

Governing Board: Sarah Ahmad Stacy Carlson Heidi Herrick Andrés Martín Lena Laur Meum
Andrew S. Johnsen, Ed.D., Superintendent

In response to question #3, Carrillo Elementary, San Elijo Middle, and San Marcos High School currently have available 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, these seats are distributed across the District and may be allocated for special programs. Therefore, they may not be available at specific schools or grade levels.

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, significant sitewide athletic improvement projects are currently planned at San Marcos High School. While Carrillo Elementary, built in 1999, and San Elijo Middle, built in 2004, have 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 very low capacity at San Marcos 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 59 Single-family residential dwelling units and the 0.321 SGR to the 88 Multi-family attached residential dwelling units in the District's attendance area results in a projected 66 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, MA
Executive Director
Facilities Planning & Development

TC/llj