



ATTACHMENT D

ENVIRONMENTAL IMPACT REPORT

APPENDIX P

SMUSD RESPONSE

1. Please identify which District schools (elementary, middle, and high schools) serve the project area. **La Mirada Academy & San Marcos High School**
2. Please provide the current student enrollment and capacity statistics for the schools that serve the

project area. **There are 997 Students at La Mirada Academy and 3,528 at San Marcos High School**

3. Is existing school capacity within the District adequate to meet the current student population?

San Marcos High School is currently at capacity.

4. What are the student generation rates (grades K-12) for residential land uses?

District Wide Yields							
SFD	Input		MFA	Input		APT	Input
TK	0.04964		TK	0.05498		TK	0.02056
K-6	0.34748		K-6	0.38486		K-6	0.14393
7-8	0.09928		7-8	0.10996		7-8	0.04112
9-12	0.17456		9-12	0.15865		9-12	0.08005
Total	0.67095		Total	0.70846		Total	0.28567

5. Are there any improvements or additions planned for District schools that serve the project area?

Yes, leasing out land to add additional parking at SMHS.

6. Do you have any recommendations that might help reduce any potential impacts to the District that would be generated as a result of the proposed project?

No, not at this time.

7. Are there any District impact fees that the project will be subject to?

Yes, this project will be subject to school fees which at the time of writing this would be \$4.79 per sq. ft.

SMA

Sophia Habi Mitchell <sophia@mitchellplanning.net>

Re: Capalina Apartments Project - San Marcos

1 message

Aaron Reyes <aaron.reyes@smusd.org>
To: Sophia Habi Mitchell <sophia@mitchellplanning.net>

Tue, May 9, 2023 at 10:24 AM

Sorry Sophia,

Here you go! :)

Sincerely,

Aaron Reyes

Administrative Analyst

Facilities Planning & Development

Phone: (760) 290-2649

Email: aaron.reyes@smusd.org

Treasurer | CSEA Chapter 413



On Tue, May 9, 2023 at 9:23 AM Sophia Habi Mitchell <sophia@mitchellplanning.net> wrote:

Good Morning,

I was checking in to see how the District's response is coming along for the Capalina Apartments project in San Marcos.

Please let me know if you need any other information to help with your review/response.

Thank you,
Sophia

On Mon, Apr 17, 2023 at 5:19 PM Tova Corman <tova.corman@smusd.org> wrote:

Hi Sophia,

Aaron and I are more than happy to help with your request! We will review this week and will have it done before your May 5, deadline.

Thank you,

Tova K. Corman, M.A.

Executive Director, Facilities Planning and Development

San Marcos Unified School District

Facilities Planning & Development

[255 Pico Ave, Suite 100](#)

[San Marcos, Ca 92069](#)

[760-752-1227](tel:760-752-1227)

On Apr 17, 2023, at 8:02 AM, Sophia Habi Mitchell <sophia@mitchellplanning.net> wrote:

Good Morning Tova,

I am working on the EIR for the proposed Capalina Apartments project in San Marcos. Attached is a description of the project and an information request so we can address school services in the EIR. To keep the EIR on schedule, we request the District's response by May 5, 2023.

Please let me know if you need additional information or if there is someone else in your office I should coordinate with.

Thank you,
Sophia :Mitchell

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Sophia Habi Mitchell, LEED AP
Owner and Environmental Project Manager

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<Capalina_SMUSD.pdf>



Capallna Apartment Project - Input.docx

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