

**Hallmark-Barham Specific Plan EIR**  
**Technical Appendices**

**Appendix M**  
**Service Provider Letters**



Sophia Habi Mitchell <sophia@mitchellplanning.net>

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## RE: Project input request - Hallmark Barham 151 multi family units

1 message

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

Thu, Apr 15, 2021 at 10:40 AM

1. Name and location of the station(s) that would serve the project site. Fire Station 3 . [404 Woodland Parkway](#)
2. Please describe the existing staff levels and equipment at the station(s). 1 Engine (3) 1 Ambulance (2)
3. What is the average response time to the site from the fire station(s)? 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 additional
6. What are the fire flow requirements for the project site? 1500 GPM
7. Does the project site provide adequate primary and secondary access for fire department vehicles? YES
8. Are there any City of San Marcos Fire Department impact fees that the project will be subject to? YES, to be accessed by building and safety



**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  
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May 11, 2021

Ms. Sophia Habi Mitchell  
Sophia Mitchell & Associates, LLC  
PO Box 1700  
Gualala, CA 95445  
[sophia@mitchellplanning.net](mailto:sophia@mitchellplanning.net)

via E-Mail

Re: Hallmark-Barham 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 10.56-acre Hallmark-Barham Specific Plan Project (“Project”), which includes 151 residential units. It is our understanding that 151 units are planned to be 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:

- Knob Hill 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 3, 2020 is:

- Knob Hill Elementary: 838
- Woodland Park Middle: 1,229
- Mission Hills High: 2,864

The student capacity based on 2019-20 utilization at each of those schools is:

- Knob Hill Elementary: 964
- Woodland Park Middle: 1,384
- Mission Hills High School: 2,692

In response to question #3, despite the above described capacity at the schools that serve the project area, existing school capacity within the District currently is not adequate to meet the student population. Based on the District's 2021 School Facilities Needs Analysis ("SFNA"), the District's 2020/21 capacity was 19,022 and its enrollment was 20,898, leaving the District with a capacity shortage of 1,876 students.

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

- Single family detached units: 0.6353
- Single family attached units: 0.3464
- Multi-family units: 0.3072

In response to question #5, the District does have improvements and additions planned in the near future for the schools that serve the Project area. The Richland Elementary School is about to start with new construction of a 2-story classroom building. Knob Hill Elementary, Woodland Park Middle, and Mission Hills High School currently do not have any plans for expansion.

In response to question #6, the District provides school bus services for students with special needs as required by Federal and State laws. Additionally the District provides transportation services for:

- School-related functions
- Community partners and neighboring districts
- Twin Oaks Continuation High School
- Overflow students from impacted schools
- McKinney-Vento (Homeless) students
- Students attending schools under the Program Improvement Status.

Additionally, 20.70% of the District's classrooms were relocatable classrooms in the 2020-2021 school year as stated in the SFNA.

In response to question #7, 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 #8, the Project will be subject to development impact fees. The current fees are in the amount of \$4.38 per square foot for residential space (Level II alternative school facility fees) and \$0.66 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.

Governing Board: Sarah Ahmad Stacy Carlson Jaime Chamberlin Sydney Kerr Carlos Ulloa

Tiffany Campbell Ed.D., Interim Superintendent

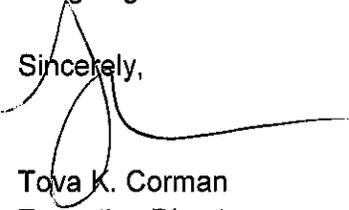
The following is a description of the potential impacts on the District from the Project's residential construction. It has been assumed that there will be no capacity in the District for students generated from the Project. There may be capacity at the schools that serve potential Project students even considering the current District-wide capacity shortage of 2,049 students.

Applying the 0.3072 SGR to the 151 Multi-family detached residential dwelling units in the District's attendance area results in a projected 47 students generated from the proposed Project.

The cost of school facilities required to house students generated from new development, as calculated on a per student basis in the 2021 SFNA, is \$60,475 for elementary school students, \$79,489 for middle school students, and \$103,022 for high school students. Thus, the average weighted school facility costs, on a per student basis, are \$81,205. The projected impact on the District resulting from students generated from the proposed Project is approximately \$3,806,780 for the 151 units within our District. These numbers are derived by multiplying the 47 generated by the Project by the costs of \$80,995 to house each student.

Please do not hesitate to contact me if you have any questions or comments regarding the foregoing.

Sincerely,



Tova K. Corman  
Executive Director  
Facilities Planning & Development

TC/km

Governing Board: Sarah Ahmad Stacy Carlson Jaime Chamberlin Sydney Kerr Carlos Ulloa

Tiffany Campbell Ed.D., Interim Superintendent