



November 7, 2023

State of California  
Department of Real Estate  
320 West Fourth St, Ste 350  
Los Angeles, CA 90013-1105

**Re: Project Name:** Woodward 46 Specific Plan Project  
**Type of Project:** Planned Residential Development  
**Developer:** Cornerstone Communities  
**Cross Streets:** East of Woodward St, North of Mission Rd  
**No. of Units/Lots:** 46

To Whom It May Concern:

This letter is to provide comments from San Marcos Unified School District (District) for the Woodward 46 Specific Plan Project. The Project resides entirely within the District attendance area and the Project's students will be served by the District.

However, as the District makes known to all potential developments being planned within the District, some of the District's existing schools are over capacity based on the 2022-23 capacity utilization. Additional residential development projects approved or proposed throughout the District's attendance boundary may add to the current overcrowding for many years into the future.

The Project area is currently served by the following schools:

School	Grade Level	Driving
Richland Elementary School	K-5	2.1 Miles
Woodland Park Middle School	6-8	2.2 Miles
Mission Hills High School	9-12	1.2 Miles

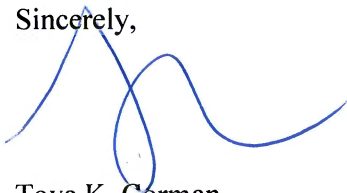
With regard to the potential facilities which might serve the Project, Richland Elementary School has been recently reconstructed. Additionally, there are plans for upgrades, refurbishments, or expansions at Woodland Park Middle School and Mission Hills High School. Currently, the District has no plans for a new elementary, middle, or high school within the Project area.

While the District has established various programs to levy and collect developer fees, as authorized by State statute and local ordinances, such fees are not sufficient to fully mitigate the substantial costs of the acquisition and/or construction of new/additional school facilities to accommodate the increased enrollment associated with new residential development such as this Project.

Accordingly, the District attempts to engage with all new residential developments in a fair and equitable manner by seeking to enter into one or more mutually agreeable school facilities mitigation type agreements. This would allow developers to demonstrate adequate mitigation of the individual development's potential impact on the District's school facilities. Such agreements may include the formation of a Community Facilities District (CFD) comparable to other similar CFDs for similar developments. This would help potential cost impacts in providing adequate classrooms and core facilities necessary for the students that will be generated by the Project. The developer may also have the option of annexing into an existing CFD. The District is also open to discuss other mitigation options/ideas proposed by the developer.

The District looks forward to working with you on the Project. Should you have any additional questions, please do not hesitate to contact me.

Sincerely,



Tova K. Corman  
Executive Director  
Facilities Planning & Development

TKC/ar



Sophia Habi Mitchell <sophia@mitchellplanning.net>

# Re: Woodward 46 Specific Plan - Will Serve Letter

1 message

**Aaron Reyes** <aaron.reyes@smusd.org>  
To: Sophia Habi Mitchell <sophia@mitchellplanning.net>  
Cc: Tova Corman <tova.corman@smusd.org>

Mon, Nov 20, 2023 at 11:04 AM

Hi Sophia,

Here is the additional information you requested:

Currently, Richland is at 82% capacity, Woodland Park at 89% capacity, with Mission Hills is over capacity.

Current Student Generation Rates:

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
<b>Total</b>	<b>0.67095</b>		<b>Total</b>	<b>0.70846</b>		<b>Total</b>	<b>0.28567</b>

And to my knowledge, this is the way our lawyers had us address all white letters when they originally drafted the template.

Sincerely,

**Aaron Reyes**

*Administrative Analyst*

Facilities Planning & Development

Phone: (760) 290-2649

Email: [aaron.reyes@smusd.org](mailto:aaron.reyes@smusd.org)

*Treasurer* | CSEA Chapter 413



On Mon, Nov 20, 2023 at 10:43 AM Sophia Habi Mitchell <sophia@mitchellplanning.net> wrote:

Good Morning Aaron,

Thank you for sending this over.

I had a few questions in my original request that were not answered:

- Please provide the current student enrollment and capacity statistics for the schools that serve the project area.
- What are the student generation rates (grades K-12) for residential land uses?

Also, I was curious why the letter was addressed to: State of California Department of Real Estate

Thanks,  
Sophia

On Mon, Nov 20, 2023 at 10:37 AM Aaron Reyes <[aaron.reyes@smusd.org](mailto:aaron.reyes@smusd.org)> wrote:

Hi Sophia,

Attached is the Will Serve letter for the Woodward 46 Specific Plan Project. Please let me know if you have any questions.

Thank you!

Sincerely,

**Aaron Reyes**

*Administrative Analyst*

Facilities Planning & Development

Phone: (760) 290-2649

Email: [aaron.reyes@smusd.org](mailto:aaron.reyes@smusd.org)

*Treasurer* | CSEA Chapter 413

