



Sophia Habi Mitchell <sophia@mitchellplanning.net>

Re: Armorlite Lofts Project- San Marcos

1 message

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

Tue, Feb 13, 2024 at 8:39 AM

Hello Sophia,

Please see the responses to your inquiries below. Please let me know if you have any questions or need additional information. :)

1. Please identify which District schools (elementary, middle, and high schools) serve the project area.

[La Mirada Academy \(K-8\) & San Marcos High School](#)

2. Please provide the current student enrollment and capacity statistics for the schools that serve the project area.

[La Mirada Academy Enrollment: 890](#)

Maximum Capacity: 1,202

[San Marcos High School Enrollment: 3,195](#)

Maximum Capacity: 3,184

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

The District makes known to all potential developments being planned within the District that one or more of its existing schools are over capacity based on the 2022-23 capacity utilization analysis. Additionally, other approved and proposed residential development projects found within the District's attendance boundary may worsen an existing overcrowding issue and affect school enrollment and capacity for many years to come.

Currently, San Marcos High School is over capacity.

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

SMUSD Student Yield Rates 2023-24			
Grades	APT	MFD	SFD
K-5	0.077	0.194	0.382
6-8	0.051	0.060	0.125
9-12	0.074	0.067	0.125
Total	0.203	0.321	0.632

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

Regarding the facilities that could support this project, both La Mirada Academy and San Marcos High School have seen recent enhancements, including an update to their interior lighting. Additionally, San Marcos High School has made adjustments to allow the installation of additional solar panels in the student parking area. Beyond these updates, there are no current intentions to undertake major improvements, renovations, or expansions at either location.

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 recommendations at this time.

Sincerely,

Aaron Reyes

Administrative Analyst

Facilities Planning & Development

Phone: (760) 290-2649

Email: aaron.reyes@smusd.org

Treasurer | CSEA Chapter 413



On Mon, Feb 12, 2024 at 12:18 PM Aaron Reyes <aaron.reyes@smusd.org> wrote:

Hi Sophia,

I will get that right to you. :)

Sincerely,

Aaron Reyes

Administrative Analyst

Facilities Planning & Development

Phone: (760) 290-2649

Email: aaron.reyes@smusd.org

Treasurer | CSEA Chapter 413



On Mon, Feb 12, 2024 at 10:01 AM Sophia Habl Mitchell <sophia@mitchellplanning.net> wrote:
Good Morning Aaron,

Would you be able to assist with this request? It relates to a new proposed development in San Marcos.

Thank you,
Sophia Mitchell

----- Forwarded message -----

From: **Sophia Habl Mitchell** <sophia@mitchellplanning.net>
Date: Wed, Jan 17, 2024 at 9:46 AM
Subject: Fwd: Armorlite Lofts Project- San Marcos
To: Tova Corman <tova.corman@smusd.org>

Good Morning Tova,

I am following up on this request.

Thank you,
Sophia

----- Forwarded message -----

From: **Sophia Habl Mitchell** <sophia@mitchellplanning.net>
Date: Wed, Oct 18, 2023 at 12:47 PM
Subject: Armorlite Lofts Project- San Marcos
To: Tova Corman <tova.corman@smusd.org>

Hello Tova,

Our team is working on another EIR for a new project in San Marcos. It is the Armorlite Lofts project and proposes 165 apartments and 5,600 s.f. of commercial.

Please find attached a letter requesting information to help in the school analysis in the EIR.

District input is requested by Friday, November 3 so we can keep progressing on the EIR.

Please let me know if you need any additional information.

Thank you,
Sophia

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Sophia Habl Mitchell, LEED AP
Owner and Environmental Project Manager

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