

3. SCHOOLS

ENVIRONMENTAL SETTING

The quality of public education is affected by the size of the resident population in the geographic area of the school district and community demographics. Public education within the City of Los Angeles is administered by the Los Angeles Unified School District (LAUSD). According to the Department of Facilities Services Division of the LAUSD, they have identified the need for 79 new schools, 60 on-site building additions and 20 playground expansion projects to be construction over the next six years in order to accommodate the increases in student population experienced across the district⁸. However, none of the development projects listed with the Department of Facilities Services Division include schools that serve the project area⁹.

The project area is served by the following LAUSD public schools:

- Marquez Charter Elementary School (grades K-5), located at 16821 Marquez Avenue;
- Revere Middle School (grades 6-8), located at 1450 Allenford Avenue;
- Palisades Charter Senior High School (grades 9-12), located at 15777 Bowdoin Street.

The locations of the schools serving the project area are shown in Figure IV.I-1. The school capacity and enrollment history of these schools, between the years 1998 and 2001, is summarized in Table IV.I-3. As shown in Table IV.I-3, the enrollment levels for each of these schools have not exceeded their operating capacities in recent years. All of these schools are currently operating on a single-track calendar.

School Facilities Fee Plan

Pursuant to California Education Code Section 17620(a)(1), the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities. The interrelated nature of commercial and residential development justified the California legislature's adoption of fee legislation that recognized both elements as contributing to enrollment growth in schools. The School Facilities Fee Plan (March 2, 2000), for the LAUSD, has been

⁸ LAUSD Facilities Learning Division Website, May 9, 2002. <http://laschools.org/nf/>.

⁹ LAUSD Facilities Learning Division Website, May 9, 2002. <http://laschools.org/myschool/>.

Figure IV.I-1 School Locations

**Table IV.I-3
School Capacity and Enrollment History**

| School | Enrollment Capacity | '98 Enrollment | '99 Enrollment | '00 Enrollment | '01 Enrollment |
|--|---------------------|----------------|----------------|----------------|----------------|
| Marquez Charter Elementary School (grades K-5) | 757 | 653 | 689 | 711 | 663 |
| Revere Middle School (grades 6-8) | 2,400 | 1,329 | 1,441 | 1,446 | 1,597 |
| Palisades Charter Senior High School (grades 9-12) | 2,336 | 2,057 | 2,148 | 2,083 | 1,982 |
| <i>Source: Los Angeles Unified School District: http://www.lausd.k12.ca.us/welcome.html, March 2002.</i> | | | | | |

prepared to support the school district's levy of the fees authorized by Section 17620 of the California Education Code. The LAUSD has, for a long time, had a development fee program to provide funding for facilities needed to house students from new housing and commercial developments. Due to recent legislation, the LAUSD is permitted to levy alternative (higher) fees per section 65995.5-7 of the Government Code. The new fee level would allow the LAUSD to recover a larger portion of the cost impacts from new development. Per section 65995.5-7 of the Government Code, the Alternative Level 2 residential developer fees have been imposed at a rate, effective as of September 11, 2001, of \$3.55 per square foot on new residential construction within the boundaries of the LAUSD. Payment of the required fees would ensure that no significant impacts to schools are generated.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

Impacts upon public schools would be considered significant if the proposed project's demand for school services would require construction of new facilities, a major reorganization of students or classrooms, major revisions to the school calendar (such as year-round sessions), or other actions that would create a temporary or permanent impact on the schools.

Methodology

To assess how many students are generated each year the LAUSD has established Student Generation Rates (SGRs) based on types of land uses. SGRs are the rates at which housing units, on average, house students who attend LAUSD. The elementary, middle and high school SGRs for project land uses are shown in Table IV.I-4.

Project Impacts

The increase in the number of permanent residents on the project site and the potential need to enroll any school-aged children into LAUSD schools would result in an increased demand for school services. Table IV.I-4, shows the estimated number of permanent residents and students that would be generated by the proposed project. Based on LAUSD student generation rates, the proposed project would generate a total of approximately 36 students including: 16 elementary students, 10 middle school students, and 10 high school students.

It is probable that some of the future residents of the proposed project already reside within the service boundaries of the LAUSD with their school-aged children enrolled in the LAUSD schools serving the project site. Therefore, this would have little impact on the LAUSD upon completion of the project. However, to provide for a worst-case scenario, it is assumed that all of the students projected to be generated by the proposed project are not currently enrolled in the LAUSD schools near the project site and would be enrolled upon relocation to the project site. As shown in Table IV.I-4, given the worst-case student generation factors, the total number of elementary, middle school, and high school students would be 36. The schools serving the project site would have adequate space to accommodate the students projected to be generated by the project without going over capacity. Provided the applicant pays the required school fees to the LAUSD, no significant impacts are anticipated.

**Table IV.I-4
Student Generation by the Proposed Project**

| Land Use | Size | Employees per sq. ft. | Total Employees | Housing Rate Per Employee (0.64 houses) | Total Elementary School Students (0.199) | Total Middle School Students (0.122) | Total High School Students (0.116) |
|---|----------------|-----------------------|-----------------|---|--|--------------------------------------|------------------------------------|
| Multi-Family Residential | 82 condo units | N/A | N/A | N/A | 16 | 10 | 10 |
| Total Student Generation | | | | | 36 | | |
| <i>Factors rounded to the nearest whole number.</i> | | | | | | | |
| <i>Source: School Facilities Fee Plan, LA Unified School District, March 2, 2000.</i> | | | | | | | |

CUMULATIVE IMPACTS

Development of the proposed project in conjunction with the related projects listed in Section II.B would further increase the demand for LAUSD services by 160 students (Table IV.I-5). As with the proposed project, it is likely that some, if not all, of the students generated by the related projects would already reside in the LAUSD, with their school-aged children enrolled in LAUSD schools. As

mandated by State law, the applicants of the related commercial and residential projects would be required to pay a school fee to the LAUSD to help reduce any impacts the related projects may have on school service. Therefore, cumulative impacts of the proposed project, in conjunction with the related projects, would be less than significant.

MITIGATION MEASURES

The following mitigation measure is required to ensure that the proposed project does not result in any significant impacts to schools:

1. The applicant shall pay the required school fees to the LAUSD.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Project impacts on school service would be less than significant.

**Table IV.I-5
Proposed Project and Related Projects Student Generation**

| Land Use | Size | Employees per sq. ft. | Total Employees | Housing Rate Per Employee (0.64 houses) | Total Elementary School Students (0.199) | Total Middle School Students (0.122) | Total High School Students (0.116) |
|--|----------------|-----------------------|-----------------|---|--|--------------------------------------|------------------------------------|
| Proposed Project | | | | | | | |
| Multi-Family Residential | 82 condo units | N/A | N/A | N/A | 16 | 10 | 10 |
| <i>Subtotal</i> | | | | | 36 | | |
| Related Projects | | | | | | | |
| Museum* | 235,000 | 0.0014 | 329 | 211 | 42 | 26 | 25 |
| Beach Club | 38,666 | 0.0011 | 43 | 28 | 6 | 3 | 3 |
| Single-Family Dwelling Units | 7 DU | N/A | N/A | N/A | 1 | 1 | 1 |
| Multi-Family Condo | 37 DU | N/A | N/A | N/A | 7 | 5 | 4 |
| <i>Subtotal</i> | | | | | 56 | 35 | 33 |
| Total Student Generation | | | | | 160 | | |
| * Used the Neighborhood Retail Employee Generation Rate. Factors rounded to the nearest whole number. Source: School Facilities Fee Plan, LA Unified School District, March 2, 2000. | | | | | | | |