
IV. ENVIRONMENTAL IMPACT ANALYSIS
F. PUBLIC SERVICES
3. SCHOOLS

1. INTRODUCTION

This section addresses potential impacts on existing school facilities operated by Los Angeles Unified School District (LAUSD) from implementation of the proposed project. The analysis is based in part on information provided by the LAUSD Facilities Services Division and the Developer Fee Office.

2. ENVIRONMENTAL SETTING

a. Regulatory Framework

(1) State of California

School services for the project are subject to the rules and regulations of the California Education Code and governance of the State Board of Education. The State also provides funding through a combination of sales and income taxes and a State lottery. In addition, due to Proposition 13, the State is also responsible for the allocation of education funds that are acquired from property taxes.

Senate Bill 50 (SB 50), enacted in 1998, is a program for funding school facilities largely based on matching funds. The approval of Proposition 1A authorized funds for SB 50 in the amount of \$9.2 billion, including grants for new school construction and modernization of existing schools. The new construction grant provides funding on a 50/50 State and local match basis. The modernization grant provides funding on a 60/40 basis. Districts that are unable to provide some, or all, of the local match requirement and are able to meet the financial hardship provisions may be eligible for additional State funding.¹²⁴

SB 50 allows LAUSD to levy a fee, charge, dedication, or other requirement against any development project within its boundaries, for the purpose of funding the construction or reconstruction of school facilities. LAUSD collects the maximum new school construction facility fee at a rate of \$4.18 per square foot of residential construction, \$0.42 per square foot of

¹²⁴ *State of California, Office of Public School Construction, School Facility Program Handbook, May 2008.*

commercial construction, and \$0.09 per square foot for parking structures.¹²⁵ Pursuant to Government Code Section 65995, the payment of these fees by a developer serves to mitigate all potential impacts on school facilities that may result from implementation of a project to levels that are less than significant.

b. Existing Conditions

LAUSD is one of the largest public school districts in the nation encompassing approximately 710 square miles and serving the City of Los Angeles, 32 other cities either entirely or partially within LAUSD, and several unincorporated areas of Los Angeles County. LAUSD provides public education to a total of approximately 694,288 students enrolled throughout a total of 878 kindergarten through high school (K-12) schools, and 312 independent K-12 charter schools and centers.¹²⁶ Currently, there are 436 elementary schools, 75 middle schools, and 64 senior high schools serving approximately 694,288 K-12 students.¹²⁷

In addition to utilizing SB 50 fees, other major statewide funding sources for school facilities are Proposition 47, a \$13.2 billion bond approved in November 2002, containing \$11.4 billion for kindergarten through high school (K-12) public school facilities and Proposition 55, a \$12.3 billion bond approved in March 2004, containing \$10 billion to address overcrowding and accommodate future growth in K-12 schools. Local measures provide additional funding for existing and new school construction projects.

Utilizing the funding sources described above, LAUSD has implemented the New School Construction Program: a multi-year capital improvement program valued at over \$12.6 billion.¹²⁸ The New School Construction Program is the major component of LAUSD's plan to relieve overcrowding in its schools by returning students to a single-track calendar; reduce class sizes to agreed limits at all grade levels; provide special education facilities; provide pre-kindergarten facilities; and reduce the reliance on portable classrooms. By the end of 2007, LAUSD completed 69 new schools, 58 school additions, and 29 early education centers through the New School Construction Program. The entire program is expected to add approximately 165,000 new seats and build a total of 132 new schools by the end of 2012.¹²⁹

¹²⁵ *Los Angeles Unified School District, Office of Chief Financial Officer, March 2008.*

¹²⁶ *LAUSD Office of Communications, Fingertip Facts 2007-2008, http://notebook.lausd.net/pls/ptl/docs/PAGE/CA_LAUSD/LAUSDNET/OFFICES/COMMUNICATIONS/0607FINGERTIPFACTSHEET_REVISED.PDF, accessed November 5, 2008.*

¹²⁷ *These numbers exclude independent charter schools.*

¹²⁸ *LAUSD Facilities Services Division, 2008 Strategic Execution Plan (SEP) Update <http://www.laschools.org/sep/pdf/executive-summary.pdf>, accessed July 9, 2008.*

¹²⁹ *Ibid.*

The District area is divided into eight Local Districts. As shown in Figure IV.F-3 on page IV.F-38, the project site is located within LAUSD Local District 3. Within LAUSD District 3, the project would be served by Warner Elementary School, Emerson Middle School, and University High School. These schools are currently operating on a single-track calendar in which instruction generally begins in early September and continues through late June. Table IV.F-7 on page IV.F-39. Table IV.F-7 lists the schools that would serve the project site, as well as their location, the distance from the project site, current capacity, current enrollment, and available seating capacity. Available seating capacity is based on student enrollment for the 2007-2008 school year compared to the respective school's capacity. The LAUSD assesses school capacity based on residential enrollment (i.e., the number of students living in the school's attendance area who are eligible to attend the school) and not actual enrollment. As shown in Table IV.F-7, all three schools are currently operating within capacity.

In addition to public schools, there are many private schools located within the project vicinity that would be available for future residents. There are over 30 private schools located within a three mile radius of the site that draw students from the Westwood area. Private schools in the project vicinity include Brentwood School, Archer School for Girls, Windward, Crossroads School, and Marymount School.

3. PROJECT IMPACTS

a. Methodology

The analysis of impacts to schools is based in part on the ability of the LAUSD school facilities to accommodate the potential increase in students generated from the project's development. The analysis estimates the number of students that would be generated by the proposed project using LAUSD student generation rates, and focuses on whether LAUSD school facilities expected to serve the project would have sufficient available capacity to accommodate these students. The analysis addresses all levels of education facilities operated by LAUSD (i.e., elementary, middle, and high schools).

The anticipated number of new students was calculated using student generation rates determined by LAUSD. Once calculated, the number of project-generated students was compared to LAUSD's future forecasted available capacity at each school that serves the project site to identify the extent to which students could be accommodated within these facilities. This analysis is focused on LAUSD District 3 facilities, as impacts to surrounding districts are not anticipated to occur. This conclusion is supported by the circumstances in which project-generated students that attend public schools in other school districts (e.g., Santa Monica-Malibu Unified School District) must obtain an inter-district transfer permit issued by both the school within which the student is enrolled, as well as the school of interest. Furthermore, approvals for inter-district transfers are subject to a determination that the incoming transfer students could be accommodated without creating an impact on its existing facilities.

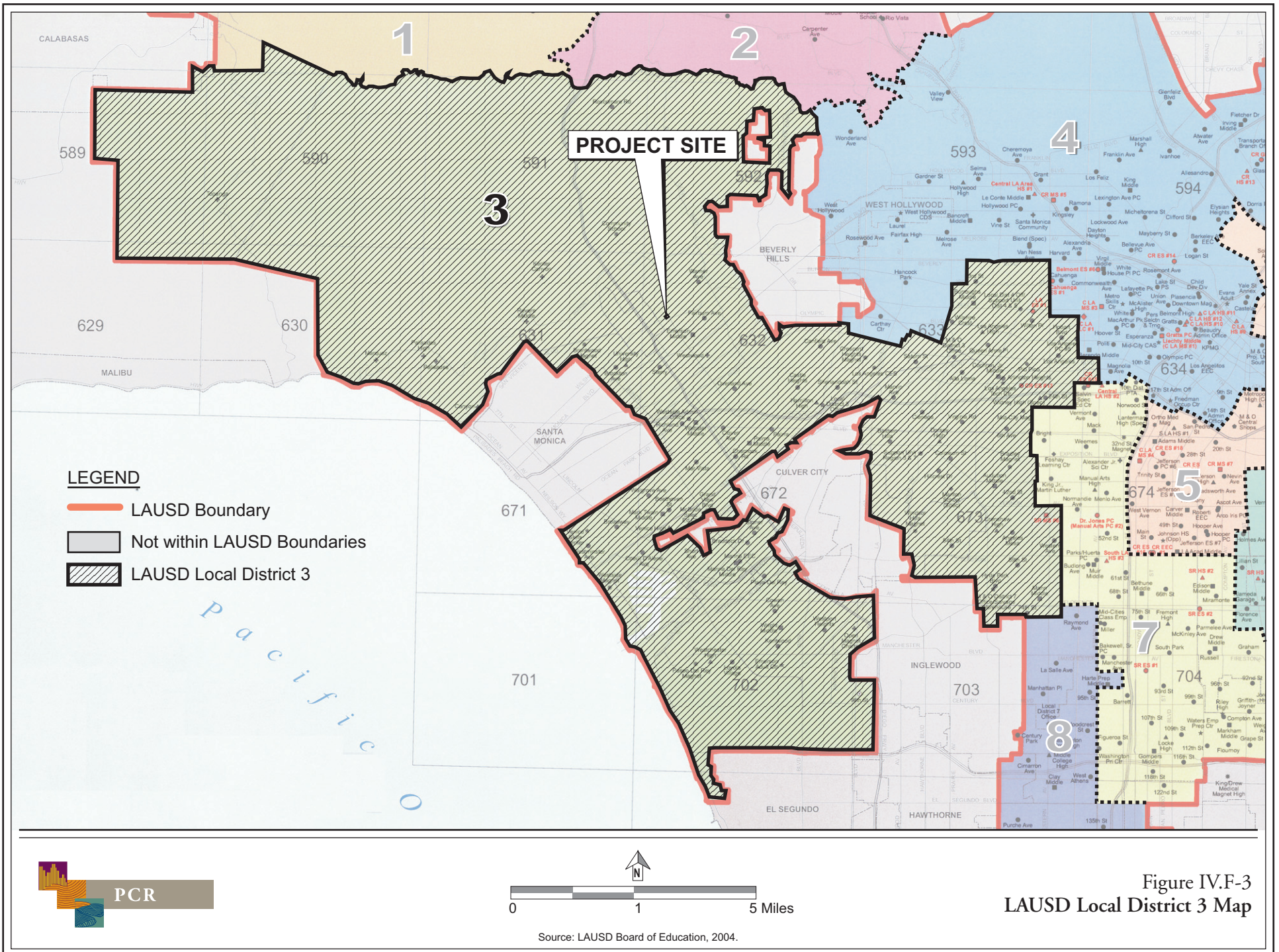


Table IV.F-7

Current Capacity and Enrollment of LAUSD Schools Serving the Project Site

| School | Distance From Project Site | Current Capacity | 2007-2008 Resident Enrollment ^a | 2007-2008 Actual Enrollment ^b | Current Seating/Overage (Shortage) ^c | Overcrowded |
|---|----------------------------|------------------|--|--|---|-------------|
| Warner Elementary School (K-5) 615 Holmby Avenue | 1.0 mile | 644 | 586 | 600 | 58 | No |
| Emerson Middle School (6-8) 1650 Selby Avenue | 0.6 mile | 1,615 | 588 | 1,193 | 1,027 | No |
| University High School (9-12) 11800 Texas Avenue | 1.1 miles | 2,717 | 769 | 2,325 | 1,948 | No |

^a The Resident Enrollment accounts for the total number of students living in the schools' attendance area and who are eligible to attend the school.

^b The Actual Enrollment takes into account the number of students actually attending the schools.

^c The Current Seating/Overage is calculated by subtracting the Resident Enrollment from the Current Capacity.

Source: LAUSD Office of Environmental Health and Safety, LAUSD Schools Enrollments and Capacities Report, August 2008.

b. Significance Thresholds

(1) Appendix G to the State CEQA Guidelines

In accordance with Appendix G to the State CEQA Guidelines, a project could have a significant impact on the environment with regard to schools if a project would result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, or need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives of the school district.

(2) City of Los Angeles CEQA Thresholds Guide

The *City of L.A. CEQA Thresholds Guide* (2006) provides specific guidance for measuring a project's actual impacts. The following factors are set forth therein to determine on a case-by-case basis whether the proposed project would have a significant impact:

- The population increase resulting from the proposed project, based on the increase in residential units or square footage of non-residential floor area;
- The demand for school services anticipated at the time of project build-out compared to the expected level of service available. Consider, as applicable, scheduled improvements to LAUSD services (facilities, equipment, and personnel) and the project's proportional contribution to the demand;

- Whether (and the degree to which) accommodation of the increased demand 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 which would create a temporary or permanent impact on the school(s); and
- Whether the project includes features that would reduce the demand for school services (e.g., on-site school facilities or direct support to LAUSD).

Based on these factors, according to the *City of L.A. CEQA Thresholds Guide (2006)*, a significant impact to schools would occur if the proposed project would:

- Exceed the seating capacity of elementary, middle and high schools serving the project site.

c. Analysis of Project Impacts

(1) Construction

Project-related construction traffic and activities including worker travel, hauling activities, and the delivery of construction materials would not affect existing school traffic, pedestrian routes, or transportation safety in the project vicinity as there are no schools adjacent to the project site. As discussed in Section IV.G, Traffic and Circulation, of this document, the proposed haul routes for construction related transport would occur via major arterials in the project vicinity and would not pass in front of any schools. Project-related construction traffic would use Wilshire Boulevard to access the I-405, which is located to the west of the site. Furthermore, construction worker-related traffic would mostly occur during off-peak hours.

Based upon the LAUSD Pedestrian Route Maps provided by the City of Los Angeles Department of Transportation, haul routes would not interfere with school pedestrian routes at Warner Elementary and Emerson Middle School due to the distance from the site and the fact that the schools are not located adjacent to potential haul routes.¹³⁰ Additionally, haul routes would not interfere with school pedestrian routes associated with University High School, as it is located west of the I-405 Freeway and north of Santa Monica Boulevard.

Construction staging and construction worker-related vehicle parking would occur on-site or at a designated off-site location, and not on or near school property. Temporary construction

¹³⁰ City of Los Angeles- Department of Transportation. <http://www.lacity.org/ladot/RoutesToSchool.htm>, accessed July 11, 2008.

worker parking would be provided off-site at Center West, which is located at 10877 Wilshire Boulevard. To minimize construction traffic along Gayley Avenue, the alley north of the site providing access to and from Kinross Avenue would be temporarily accessible to only appropriate personnel, equipment and vehicles. Safety and security would be maintained throughout project construction, as construction activities would adhere to all applicable standard construction standards including the California Vehicle Code. Project-related construction would not alter existing traffic patterns or result in any significant traffic impacts. Therefore, school bus routes and pedestrian routes would not be negatively affected. In summary, construction activities would have no impact with respect to school services as the construction of the project would not result in a demand for school services.

(2) Operation

The LAUSD Developer Fee Program Office has established student generation rates for a variety of uses including residential (single-family detached and multi-family attached), retail and services, offices, research and development, industrial/warehouse/ manufacturing, hospitals, hotels/motels, and parking structures as shown in Table IV.F-8 on page IV.F-42.

Option 1 – Hotel/Condominium Project

As shown in Table IV.F-9 on page IV.F-42, Option 1 would generate a total of four elementary school students, three middle school students, and three high school students. As previously discussed, project-generated students would attend Warner Elementary School, Emerson Middle School, and University High School. Build-out of the proposed project is expected to occur in 2012. Therefore, students generated by the proposed project would likely enroll in these LAUSD schools in the 2011-2012 or 2012-2013 school year.

The projected student capacity and enrollment is shown in Table IV.F-10 on page IV.F-43. With the addition of the four elementary students from the project, Warner Elementary School would have an excess of 64 seats. With the addition of the three middle school students from the project, Emerson Middle School would have an excess of 807 seats. With the addition of three high school students from the project, University High School would have an excess of 1,262 seats. As there is sufficient capacity in the schools to accommodate the project generated students that would occur under Option 1, the project (Option 1) would not exceed the seating capacity of any public schools serving the project site. Therefore, Option 1 would result in less than significant impact with regard to school facilities.

Table IV.F-8**LAUSD Student Generation Rates**

| School Level | Multi-Family Attached Units ^a (per unit) | Hotels (per 1,000 sf) | Retail and Services (per 1,000 sf) | Parking (per 1,000 sf) |
|-------------------------|--|----------------------------------|---|-----------------------------------|
| Elementary School (K-5) | 0.1266 | 0.0118 | 0.0234 | 0.009 |
| Middle School (6-8) | 0.0692 | 0.0063 | 0.0123 | 0.005 |
| High School (9-12) | 0.0659 | 0.0062 | 0.0123 | 0.005 |

^a The LAUSD's Multi-family Attached (MFA) student generation rate (SGR) was used, which combines both the single family attached (SFA) units (e.g., condos, townhomes) and multi-family attached (MFA) units (e.g., apartments, duplexes, triplexes).

Source: LAUSD Commercial/Industrial Development School Fee Justification Study, February 2008.

Table IV.F-9**Estimated Number of Students Generated by the Project – Option 1**

| Land Use | Net New Units or Square Footage | No. of Students Generated ^a | | |
|----------------------------------|--|---|--------------------------------|-------------------------------|
| | | Elementary School (K-5) | Middle School (6-8) | High School (9-12) |
| Hotel | 125,916 sq ft ^b | 2 | 1 | 1 |
| Multi-family | 10 units | 1 | 1 | 1 |
| Retail and Services ^c | 64,741 sq ft | 1 | 1 | 1 |
| Parking | 100,000 sq ft | 0 | 0 | 0 |
| Total | | 4 | 3 | 3 |

^a Rounded to the nearest whole number.

^b Hotel square footage is based on the usable square footage for the 134 hotel rooms.

^c Retail and services include the proposed retail and hotel amenities (i.e. restaurant/bar, fitness center, spa, coffee shop, lobby, and administrative/backhouse).

Source: PCR Services Corporation, 2008.

Option 2 – Condominium Project

As shown in Table IV.F-11 on page IV.F-43, Option 2 would generate a total of 19 elementary school students, 11 middle school students, and 10 high school students. As shown in Table IV.F-12 on page IV.F-44, with the addition of the 19 elementary students from the project, Warner Elementary School would have an excess of 49 seats. With the addition of the 11 middle school students from the project, Emerson Middle School would have an excess of 799 seats. With the addition of 10 high school students from the project, University High School would have an excess of 1,255 seats. As shown in Table IV.F-12, sufficient seating capacity exists in the existing elementary, middle, and high schools to accommodate the project-generated students under Option 2. As Option 2 would not exceed the seating capacity of

Table IV.F-10

2012-2013 Projected Capacity and Enrollment of LAUSD Schools Serving the Project Site – Option 1

| School | Projected Capacity^a | Projected Enrollment^b | Projected Seating Overage/ (Shortage) | Project-Generated Students | 2012-2013 Enrollment with Project | 2012-2013 Projected Seating Overage with Project | Project Impact? |
|---|---------------------------------------|---|--|-----------------------------------|--|---|------------------------|
| Warner Elementary School (K-5) 615 Holmby Avenue | 620 | 552 | 68 | 4 | 556 | 64 | No |
| Emerson Middle School (6-8) 1650 Selby Avenue | 1,449 | 639 | 810 | 3 | 636 | 807 | No |
| University High School (9-12) 11800 Texas Avenue | 2,039 | 774 | 1,265 | 3 | 771 | 1,262 | No |

^a Based on a 5-year projection that takes into consideration the operational goals of the New School Construction Program (i.e., full-day kindergarten, reduced class sizes, etc).

^b Based on a 5-year projection of the total number of students living in the school's attendance area and who are eligible to attend the school.

Source: Letter dated August 28, 2008 from Rena Perez, Director, with LAUSD's Master Planning and Demographics.

Table IV.F-11

Estimated Number of Students Generated by the Project – Option 2

| Land Use | Net New Units or Square Footage | No. of Students Generated^a | | |
|----------------------------------|--|--|----------------------------|---------------------------|
| | | Elementary School (K-5) | Middle School (6-8) | High School (9-12) |
| Condominiums | 144 units | 18 | 10 | 9 |
| Retail and Services ^b | 64,741 sq ft | 1 | 1 | 1 |
| Parking | 100,000 sq ft | 0 | 0 | 0 |
| Total | | 19 | 11 | 10 |

^a Rounded to the nearest whole number.

^b Retail and services include proposed retail and hotel amenities (i.e. restaurant/bar, fitness center, spa, coffee shop, lobby, and administrative/backhouse).

Source: PCR Services Corporation, 2009.

existing schools, Option 2 would have a less than significant impact with regard to school facilities.

Option 1 and Option 2

The actual student generation under either option may be less than projected as the LAUSD Student Generation Factors does not account for the fact that project generated students may enroll at other LAUSD schools located away from their home attendance area and assumes no enrollment in private schools. Other enrollment options include the following:

Table IV.F-12

2012-2013 Projected Capacity and Enrollment of LAUSD Schools Serving the Project Site – Option 2^a

| School | Projected Capacity^b | Projected Enrollment^c | Projected Seating Overage/ (Shortage) | Project-Generated Students | 2012-2013 Enrollment with Project | 2012-2013 Projected Overage with Project | Project Impact? |
|---|---------------------------------------|---|--|-----------------------------------|--|---|------------------------|
| Warner Elementary School (K-5) 615 Holmby Avenue | 620 | 552 | 68 | 19 | 571 | 49 | No |
| Emerson Middle School (6-8) 1650 Selby Avenue | 1,449 | 639 | 810 | 11 | 650 | 799 | No |
| University High School (9-12) 11800 Texas Avenue | 2,039 | 774 | 1,265 | 10 | 784 | 1,255 | No |

^a Option 2 is the all condominium option representing the worst case condition.

^b Based on a 5-year projection that takes into consideration the operational goals of the New School Construction Program (i.e., full-day kindergarten, reduced class sizes, etc).

^c Based on a 5-year projection of the total number of students living in the school's attendance area and who are eligible to attend the school.

Source: Letter dated August 28, 2008 from Rena Perez, Director, with LAUSD's Master Planning and Demographics.

- Open enrollment enables students anywhere within the district to apply to any regular, grade-appropriate LAUSD school with designated “open enrollment” seats.
- Magnet schools and magnet centers are open to all students in the LAUSD. Transportation is provided to students who participate in magnet programs who live outside a two-mile radius or outside the magnet school attendance boundary.
- Permits With Transportation (PWT) program allows students to continue to go to the schools within the same feeder pattern of the school they were enrolled in from elementary through high school. A feeder pattern is the linkage from elementary school, middle school, and high school. The LAUSD provides transportation to all students enrolled in PWT program regardless of where they live within the District.
- Intra-district parent employment-related transfer permits allow students to enroll in a school that serves the attendance area where the student's parent is regularly employed.
- Sibling permits enable students to enroll in a school where a sibling is already enrolled.
- Child care permits allow students to enroll in a school that serves the attendance area where a younger sibling is cared for everyday after school hours by a known child care agency or private organization or a verifiable child care provider; and

- Students generated by the project may attend private schools to a greater extent than the rate that is incorporated into the LAUSD's student generation factors.
- Therefore, as the project's student generation forecast may be overstating the actual student generation, the analysis provided for Option 1 and Option 2 presents a conservative analysis of the project's potential impacts on LAUSD facilities.

(3) Consistency with Applicable Regulations

The proposed project would be required to comply with SB 50, which requires payment of fees to mitigate the project's impacts on LAUSD. Payment of the SB 50 fees would ensure consistency of the proposed project with applicable regulations.

4. CUMULATIVE IMPACTS

Section III of this Draft EIR identifies 23 related projects that are anticipated to be developed within the vicinity of the project site and are all located within LAUSD. For purposes of this cumulative impact analysis on schools, only those related projects located within the attendance boundaries of the schools serving the project site (Warner Elementary School, Emerson Middle School, and University High School) have been considered. Moreover, related projects that are located within the attendance boundaries but do not constitute uses that typically generate students (i.e., theaters, private schools, or senior housing) were also excluded from the analysis as such uses would not be expected to generate students within a public school. This approach is supported by the fact that LAUSD does not employ generation rates for such uses.

The related projects in conjunction with the proposed project would cumulatively generate new students at Warner Elementary School, Emerson Middle School, and University High School. Similar to the proposed project, the number of students anticipated to be generated by related projects was estimated based on the type of development proposed. As shown in Table IV.F-13 on page IV.F-46, related projects could potentially generate 97 elementary school students, 93 middle school students, and 11 high school students. Option 1 in conjunction with related projects would, therefore, generate 101 elementary school students, 96 middle school students and 14 high school students. Option 2 in conjunction with related projects would generate 116 elementary school students, 104 middle school students, and 20 high school students.

Table IV.F-13**Related Projects Within Attendance Boundaries of LAUSD Schools Serving the Project Site**

| Map No.^a | Project | Location | No. of Students Generated^b | | |
|--------------------------------|----------------------------|---------------------------|--|--|---|
| | | | Elementary School (K-5)^{c,d,e} | Middle School (6-8)^{c,d,e} | High School (9-12)^{c,d,e} |
| 1 | Retail | 1130 Gayley Ave. | 0 | 0 | 1 |
| 2 | Condominiums, Retail | 1120 Glendon Ave. | 45 | 33 | 3 |
| 3 | Hotel, Retail ^f | 10844-10852 Lindbrook Dr. | 1 | 1 | 1 |
| 4 | Retail | 900 Gayley Ave. | 0 | 0 | 0 |
| 5 | Condominiums | 1401 Kelton Ave. | - | 2 | 0 |
| 6 | Condominiums | 10777 Wilshire Blvd. | 7 | 5 | 0 |
| 7 | Condominiums | 10776 Wilshire Blvd. | 11 | 8 | 0 |
| 8 | Convenience Store | 1465 Westwood Blvd. | - | 0 | 0 |
| 9 | Townhomes | 10765 Wilkins Ave. | - | 1 | 0 |
| 10 | Condominiums | 1424 Bentley Ave. | - | 1 | 0 |
| 11 | Condominiums | 10700 Wilshire Blvd. | - | 6 | 0 |
| 12 | Condominiums | 10647 Ashton Ave. | - | 1 | 0 |
| 13 | Condominiums | 1654 Greenfield Ave. | - | 1 | 0 |
| 14 | Senior Housing | 10497 Wilshire Blvd. | 22 | 16 | 0 |
| 15 | Condominiums | 10605 Eastborne Ave. | - | 1 | 0 |
| 16 | Apartments, Retail | 10901 Santa Monica Blvd. | - | 3 | 1 |
| 17 | Mixed Use | 11677 Wilshire Blvd. | - | - | 4 |
| 18 | Condominiums | 10381 Eastborne Ave. | - | 1 | 0 |
| 19 | Condominiums | 10250 Wilshire Blvd. | - | 3 | 0 |
| 20 | Condominiums | 130 Sepulveda Blvd. | 7 | 6 | 0 |
| 21 | Condominiums | 1614 Hilts Ave. | - | 1 | 0 |
| 22 | Apartments | 964 Hilgard Ave. | 2 | 1 | 0 |

Table IV.F-13 (Continued)

Related Projects Within Attendance Boundaries of LAUSD Schools Serving the Project Site

| Map No. ^a | Project | Location | No. of Students Generated ^b | | |
|------------------------------------|--------------|---------------------|--|--|---|
| | | | Elementary School (K-5) ^{c,d,e} | Middle School (6-8) ^{c,d,e} | High School (9-12) ^{c,d,e} |
| 23 | Condominiums | 610 Levering Avenue | 2 | 1 | 1 |
| Related Projects Total | | | 97 | 93 | 11 |
| Proposed Project – Option 1 | | | 4 | 3 | 3 |
| Proposed Project – Option 2 | | | 19 | 10 | 9 |
| Total – Option 1 | | | 101 | 96 | 14 |
| Total – Option 2 | | | 116 | 103 | 20 |

^a Corresponds with Figure III-1 on page III-16 in Section III of this EIR.

^b Students generated were rounded to the nearest whole number.

^c Calculated by multiplying each of the proposed uses by its respective student generation rate issued by LAUSD. LAUSD has established student generation rates for residential (single-family detached and multi-family), retail and services, offices, research and development, industrial/warehouse/manufacturing, hospitals, hotels/motels, and parking structures.

^d Please note that the attendance boundaries are not the same for all three levels of schools. A related project may be located within the attendance boundaries of the elementary school (Warner Elementary School) but not within the attendance boundaries of the middle school (Emerson Middle School) or high school (University High School). This was taken into consideration when conducting the calculations presented and is indicated by dashes.

^e In some instances the number of students generated is <1 and therefore shown as 0.

^f Hotel room square footage is assumed at 800 square feet per hotel room for the related projects that include hotel space.

Source: PCR Service Corporation, 2008.

All school facilities with the exception of Warner Elementary School would be able to accommodate the cumulatively projected number of students. Given the anticipated new students from both related projects and Option 2, as the worst case condition, Warner Elementary School would have a shortage of 48 seats (116-68). For middle school students, Emerson Middle School would have an excess of 707 seats (810-103). University High School would have an excess of 1,245 seats (1,265-20). Although cumulative projects would exceed the seating capacity of Warner Elementary School, as previously discussed pursuant to Government Code Section 65995, the payment of the developer fees under the provisions of SB 50 would constitute full mitigation for all impacts to school facilities. Therefore, cumulative impacts to LAUSD schools serving the project site would be mitigated to a less than significant level through the payment of fees.

5. MITIGATION MEASURES

a. Construction

Construction of the proposed project would not significantly impact access and/or operation of school facilities. Therefore, no mitigation measures are required.

b. Operation

Operation of the proposed project would not significantly impact the school facilities that would serve the project site. While the project would contribute to a cumulative impact to schools since Warner Elementary School would operate over capacity with the proposed project under Option 2 in conjunction with the related projects, compliance with SB 50 would constitute full mitigation for significant impacts associated with cumulative development. Therefore, no mitigation measures are required.

6. LEVEL OF SIGNIFICANCE AFTER MITIGATION

As discussed above, the project would not result in significant impacts to existing schools during construction. In addition, the project under either development option would be adequately served by existing school services and facilities. However, the project would contribute to a cumulatively significant impact as the students generated from the project in conjunction with related projects would result in an overage of capacity at Warner Elementary School under Option 1 and Option 2. As indicated above, the payment of the developer fees under the provisions of SB 50 would constitute full mitigation for all impacts to school facilities. Therefore, cumulative impacts to LAUSD schools serving the project site would be mitigated to a less than significant level through the payment of fees.