

## K.3 SCHOOLS

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### 1. INTRODUCTION

This section evaluates potential impacts on existing school facilities operated by the Long Beach Unified School District (LBUSD) from implementation of the proposed project. The analysis is based in part on information provided by the LBUSD Facilities Services Department and Planning Branch and the Developer Fee Office. The written correspondence received from LBUSD regarding the proposed project is incorporated by reference throughout this section and is included in Appendix J of this Draft EIR.

### 2. ENVIRONMENTAL SETTING

#### a. Regulatory Environment

##### (1) California Education Code

Educational services for development projects 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. In addition, pursuant to Proposition 13, the State is also responsible for the allocation of educational funds that are acquired from property taxes.

Because the proposed project includes residential uses that would contribute students to local schools, the Code is applicable to the proposed project.

##### (2) Senate Bill 50

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 in 1998 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.<sup>1</sup>

SB 50 allows LBUSD 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. The LBUSD collects the maximum school facility fees at a rate of \$2.97 per square feet for residential additions over 500 square feet, \$3.39 per square feet for new residential construction, and \$0.47 per square feet for commercial/industrial development. Pursuant to Government Code Section 65995, resulting from passage of SB 50, 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 a less than significant level.

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<sup>1</sup> *State of California, Office of Public School Construction, School Facility Program Handbook, May 2008. Page 1.*

Since the proposed project includes residential uses that would contribute students to local schools, SB 50 is applicable to the proposed project.

## b. Physical Environment

### (1) Long Beach Unified School District

The LBUSD provides educational services to an approximately 129-square mile area, which includes the Cities of Long Beach, Signal Hill, and Avalon (Catalina Island), and portions of the City of Lakewood and unincorporated areas within the County of Los Angeles. LBUSD is ranked as the 29<sup>th</sup> largest school district on a national scale. LBUSD serves approximately 88,000 students and is comprised of 92 schools, including 61 elementary schools (grades Kindergarten through 5<sup>th</sup>), 16 middle schools (grades 6<sup>th</sup> through 8<sup>th</sup>), nine high schools (grades 9<sup>th</sup> through 12<sup>th</sup>), one Kindergarten through 12<sup>th</sup> grade school, and a total of five alternative, continuation, and community day schools. LBUSD also has five charter schools located within the district.<sup>2</sup> The LBUSD has a school of choice policy, which allows students to attend any school within the LBUSD boundary, as long as there is available space at their school of choice.

LBUSD is currently faced with aging classrooms, overcrowding in the local high schools, and the need to bring the LBUSD school buildings up to earthquake standards. In order to address these conditions, Measure K, approved in November 2008 authorized LBUSD to issue general obligation bonds in an amount up to 1.2 billion dollars for school construction and renovation. As 80 percent of the LBUSD school buildings were built prior to 1971, funds from Measure K would be used for earthquake and handicap retrofitting; repairing restrooms, plumbing, roofs, and fire safety systems; removing lead paints and asbestos; upgrading vocational classrooms, technology/energy efficiency; expanding supervised after-school programs; and acquiring, repairing, constructing, equipping sites, facilities and joint-use buildings.

As shown in **Figure IV.K.3-1**, *LBUSD Schools Serving the Project Site*, the project site would be served by Naples Bayside Academy (Naples Elementary School), Rogers Middle School, and Wilson High School. These schools are located in Planning Area F – Wilson as the LBUSD is divided to align with the six comprehensive high school boundaries. All elementary, middle, and high schools of the LBUSD provide Resource Specialist Program (RSP) services for identified students who require additional support in reading, written expression, and/or math. Students may receive this help in a separate class taught by the RSP teacher or within the general education classroom setting with collaboration provided by the RSP teacher. Students who need more intense intervention may attend a Special Day Class (SDC). According to the LBUSD Facilities Master Plan (2008), a minor renovation/addition is to occur at Rogers Middle School and a moderate renovation/addition will occur at Naples Elementary School.<sup>3</sup>

**Table IV.K.3-1**, *Current Capacity and Enrollment of LBUSD Schools Serving the Project Area*, lists the schools that would serve the project area, their respective locations, distances from the project site, current capacity and enrollments, and available seating capacity.

<sup>2</sup> Long Beach Unified School District, *District Map*, <http://www.lbschools.net/District/pdf/LBUSDmap.pdf>, accessed November 2010.

<sup>3</sup> Long Beach Unified School District, *Facilities Master Plan, January 2008*. Page 14. No timeframe provided for proposed improvements.



**LBUSD Schools Serving the Project Site**

FIGURE

**IV.K.3-1**

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Source: PCR Services Corporation, 2010.

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**Table IV.K.3-1**

**Current Capacity and Enrollment of LBUSD Schools Serving the Project Area**

<b>School</b>	<b>Current Calendar</b>	<b>Current Capacity<sup>a</sup></b>	<b>2010 Enrollment<sup>b</sup></b>	<b>Available Capacity<sup>b</sup></b>	<b>Overcrowded?<sup>c</sup></b>
<b>Naples Elementary School</b> 5537 The Toledo	Traditional	319	248	71	No
<b>Rogers Middle School</b> 365 Monrovia Avenue	Traditional	894	872	22	Yes
<b>Wilson High School</b> 4400 E. 10 <sup>th</sup> Street	Traditional	4,686	4,225	461	No

<sup>a</sup> The maximum number of students the school can serve while operating on its current calendar.

<sup>b</sup> Current capacity and enrollment data provided by Long Beach Unified School District via written correspondence (included in Appendix J of this EIR).

<sup>c</sup> A school is considered to be overcrowded if 1) it currently operates on a multi-track calendar, 2) there is currently a capacity shortage, or 3) there is currently a capacity overage of less than or equal to a 'safety margin' of 30 seats.

Source: LBUSD Business Department, Facilities Development & Planning Branch, November 2009.

**(a) Naples Elementary School**

Naples Elementary School is designated for Kindergarten through 5<sup>th</sup> grade and is located at 5537 The Toledo, approximately 1.0 miles west of the project site. Naples Elementary School has a current enrollment capacity of 319 students and enrollment of 248 students for the 2010 school year.<sup>4</sup> The school currently operates on a traditional single-track calendar in which the school year begins in early September and ends in mid-June.

**(b) Rogers Middle School**

Rogers Middle School is designated for 6<sup>th</sup> through 8<sup>th</sup> grade and is located at 365 Monrovia Avenue, approximately 1.3 miles northwest of the project site. Rogers Middle School has a current enrollment capacity of 894 students and an enrollment of 872 students for the 2010 school year. The school currently operates on a traditional single-track calendar in which the school year begins in early September and ends in mid-June. Rogers Middle School is considered overcrowded since there is currently a capacity overage of less than or equal to a "safety margin" of 30 seats.

**(c) Wilson High School**

Wilson High School is designated for 9<sup>th</sup> through 12<sup>th</sup> grade and is located at 4400 E. 10<sup>th</sup> Street, approximately 2.2 miles northwest of the project site. Wilson High School has a current enrollment capacity of 4,686 students and an enrollment of 4,225 students for the 2010 school year. The school currently operates on a traditional single-track calendar in which the school year begins in early September and ends in mid-June.

<sup>4</sup> Long Beach Unified School District Moderate Study, prepared by DecisionInsite, 2009.

### 3. ENVIRONMENTAL IMPACTS

#### a. Methodology

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

The anticipated number of new students was calculated using student generation rates issued by the LBUSD. Generation rates have been established for a variety of uses including residential, retail, offices, and hotels/motels. LBUSD student generation rates for the proposed uses are shown in **Table IV.K.3-2, LBUSD Student Generation Rates**. Once calculated, the number of project-generated students was compared to LBUSD's projected available capacity at each school that serves the project site to identify the extent to which students could be accommodated within these facilities. This approach assumes that students attending public schools attend the schools in the district where their residence is located, which is LBUSD for future residents of the proposed project. Project-generated students that attend public schools in other school districts (e.g., Los Alamitos Unified School District) would be required to 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.K.3-2**

**LBUSD Student Generation Rates**

<b>Land Use</b>	<b>Elementary School</b>	<b>Middle School</b>	<b>High School</b>
Single-Family Residential <sup>a</sup>	0.2287	0.1263	0.1871
Multi-family Residential <sup>a</sup>	0.1737	0.0852	0.1189
Retail and Services <sup>b</sup>	0.0086	0.0043	0.0061
Hotel <sup>c</sup>	0.0043	0.0022	0.0031

<sup>a</sup> Per the Long Beach Unified School District Residential Development School Fee Justification Study, August 2, 2010. Generation factors are per dwelling unit.

<sup>b</sup> Per the Long Beach Unified School District Commercial/Industrial Development School Fee Justification Study, August 2, 2010. Generation factors are per 1,000 square feet.

<sup>c</sup> Per the Long Beach Unified School District Commercial/Industrial Development School Fee Justification Study, August 2, 2010. Generation factors are based on the number of hotel rooms.

Source: LBUSD Development School Fee Justification Studies, August 2010.

## b. Thresholds of Significance

A project may have a significant impact on public services, including schools, if it would exceed the significance thresholds included in Section XIV, Public Services, in Appendix G of the CEQA *Guidelines*. As such, the proposed project would result in a significant impact to schools if it would:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools.

## c. Project Design Features

Project design features (PDFs) are aspects of the project that must be incorporated as part of the conditions of approval for the proposed project. Some of these project design features may serve to reduce impacts associated with the project. Project design features relative to schools are as follows:

- Senate Bill 50 allows LBUSD to levy a fee for the purpose of funding the construction or reconstruction of school facilities. LBUSD collects school facility fees at a rate of \$2.97 per square feet for residential additions over 500 square feet, \$3.39 per square feet for new residential construction, and \$0.47 per square feet for commercial/industrial development. Pursuant to Government Code Section 65995, payment of these fees would serve to mitigate all potential impacts on school facilities that may result from implementation of the project to a less than significant level.

## c. Analysis of Project Impacts

**(1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools?**

### **(a) School Facilities and Services**

Project development would include a mixed-use development with retail, residential, hotel, restaurant, and entertainment uses. Specifically, the proposed project would include 191,475 square feet of retail uses, 325 residential units, a 100-room hotel with 3,510 square feet of meeting space and 4,368 square feet of restaurant space, 21,092 square feet of non-hotel restaurant space, a 99-seat theater, and a 4,175-square-foot marine/science learning center. As illustrated in **Table IV.K.3-3, Estimated Number of Project-Generated Students**, the proposed project would generate approximately 60 new elementary school students, 30 new middle school students, and 41 new high school students for a total of 99 new students in the LBUSD.<sup>5</sup>

As previously discussed, the students generated by the proposed project would be expected to attend Naples Elementary School, Rogers Middle School, and Wilson High School. The proposed project is anticipated to be

<sup>5</sup> This calculation provides a conservative estimate of student generation as no indirect students of employees are attributed to the existing site uses.

Table IV.K.3-3

## Estimated Number of Project-Generated Students

Land Use	Proposed Project	No. of Students Generated <sup>a</sup>		
		Elementary School (K-5)	Middle School (6-8)	High School (9-12)
Residential Use	325 du	57	28	39
Retail <sup>b</sup>	224,970 sq ft	2	1	1
Hotel	100 rooms	1	1	1
<b>Total</b>		<b>60</b>	<b>30</b>	<b>41</b>

<sup>a</sup> Per generation rates provided in **Table IV.K.3-2**.

<sup>b</sup> Retail uses include the 191,475 square feet of retail uses, 4,368 square feet of restaurant space, 21,092 square feet of non-hotel restaurant space, 99-seat theater (approximately 3,860 square feet), and the 4,175-square-foot marine/science learning center.

Source: PCR Services Corporation, December 2010.

completed by approximately 2015 and thus, the projected school enrollment analysis will analyze potential project impacts affecting the 2015 school year. **Table IV.K.3-4, LBUSD Projected Capacity and Enrollment for the 2015 School Year**, provides the 2015 projection for the schools serving the project area including the projected project-generated students. According to the student projections for the 2015 school year, student enrollment at Naples Elementary School is projected to have an excess of up to approximately 84 seats. Rogers Middle School would have a shortage of 19 seats while Wilson High School would have an excess of up to 699 seats. Development of the proposed project would generate approximately 60 elementary students and result in a remaining capacity of 24 seats at Naples Elementary School. The proposed project would generate approximately 30 middle school students, which would increase the shortage of seats from 19 to 49 seats at Rogers Middle School. The proposed project would also generate 41 high school students and result in a remaining capacity of 658 seats at Wilson High School. Thus, development of the proposed project would have an adverse effect on Naples Elementary School since the project's contribution of students would result in the capacity overage to be less than or equal to a "safety margin" of 30 seats. In addition, there would be an adverse impact Rogers Middle School since the proposed project would contribute students that would increase the shortage of seats. It should be noted that another elementary school in the project area, Lowell Elementary School (adjacent to Rogers Middle School), could also accommodate project-related elementary school students if adequate capacity were available. Although not the designated elementary school for the project site, LBUSD allows families to choose the school that their children will attend if capacity exists, as discussed previously. However, based on correspondence with Lowell Elementary School faculty, the school is currently operating at capacity, and therefore no seats to serve project-related students are anticipated to be available.<sup>6</sup>

However, as the LBUSD maintains a school of choice policy that allows students to attend any school with available seats within the LBUSD boundary it is not expected that all students would attend the anticipated serving schools. As stated above, a minor renovation/addition is to occur at Rogers Middle School and a moderate renovation/addition will occur at Naples Elementary School, which will provide additional

<sup>6</sup> Written (E-mail) correspondence with Ms. Laurie Murrin, Principal, Lowell Elementary School. February 2, 2011.

**Table IV.K.3-4**

**LBUSD Projected Capacity and Enrollment for the 2015 School Year**

School	Projected Capacity	Projected Enrollment	Project Generated Students <sup>a</sup>	Projected Enrollment with Project	Projected Available Seats/ (Shortage)	Project Impact
Naples Elementary	319	235	60	295	24	Yes
Rogers Middle School	894	913	30	943	(49)	Yes
Wilson High School	4,686	3,987	41	4,028	658	No

<sup>a</sup> Per Table IV.K.3-3, above.

Source: Long Beach Unified School District. Personal communication with Susan Ahn, Project Manager LBUSD, August 18, 2009 (Included in Appendix J of this EIR).

capacity at both schools. Furthermore, the proposed project would be subject to school developer fees to help build new schools or fund renovation projects for extra seating at existing schools in an effort to reduce overcrowding. Thus, pursuant to Section 65995 of the California Government Code and SB 50, with the payment of required developer impact fees, project-related impacts on the LBUSD facilities would be reduced to a less than significant level. Compliance with SB 50 is considered full and complete school facilities mitigation for purposes of CEQA. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools.

**(b) Consistency with Regulatory Environment**

The proposed project would be required to comply with SB 50, which requires payment of fees to mitigate the project’s impacts on LBUSD. Pursuant to Section 65995 of the California Government Code, the payment of developer fees in accordance with SB 50 is deemed to provide full and complete mitigation for any impact to school facilities. Therefore, with payment of the required SB 50 fees, the proposed project’s impacts to schools would be less than significant.

**4. MITIGATION MEASURES**

Operation of the proposed project would result in potentially significant impacts to Naples Elementary School and Rogers Middle School. The proposed project would also contribute to a cumulatively considerable impact to these same two schools. However, as discussed above, payment of developer fees under the provisions of SB 50 would constitute full mitigation for significant impacts associated with the proposed project and for cumulative development. Therefore, with payment of these fees, no mitigation measures would be required.

## 5. CUMULATIVE IMPACTS

Conservatively, it is assumed that all of the related projects identified in Chapter III of this Draft EIR are located within the service boundaries of the schools serving the project site and therefore, each related project is included in this cumulative analysis as listed in **Table IV.K.3-5, Related Projects Within the LBUSD**. These related projects would cumulatively generate, in conjunction with the proposed project, new students at Naples Elementary School, Rogers Middle School, and Wilson High School. The related projects include various residential, commercial/retail, hotel, and single-family uses. 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.

**Table IV.K.3-5**

**Related Projects Within the LBUSD**

Map No. <sup>a</sup>	Location	Land Use	Number of Students Generated		
			Naples Elementary School <sup>b, c, d</sup>	Rogers Middle School <sup>b, c, d</sup>	Wilson High School <sup>b, c, d</sup>
1	5638 East 2 <sup>nd</sup> Street	Day Care - 700 s.f	0	0	0
2	4401 Pacific Coast Hwy.	Comm./Retail - 22,915 s.f.	0	0	0
3	4201 E. Willow Street	Retail - 17,500 s.f.	0	0	0
4	1720 N. Bellflower Blvd.	YMCA - 8,500 s.f.	0	0	0
5 <sup>e</sup>	Single-Family	55 Homes	4	2	3
	Hotel	75 Rooms	5	2	0
<b>Related Projects Total</b>			<b>9</b>	<b>4</b>	<b>3</b>
<b>Proposed Project Total</b>			<b>60</b>	<b>30</b>	<b>41</b>
<b>Cumulative Total with Project</b>			<b>69</b>	<b>34</b>	<b>44</b>

<sup>a</sup> Corresponds with Figure III-1 in Chapter III of this Draft EIR.

<sup>b</sup> Calculated by multiplying each of the proposed uses by its respective student generation rate issued by LBUSD (refer to Table IV.K.3-2).

<sup>c</sup> 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, but not within the attendance boundaries of the high school. Therefore, by assuming all projects are within the attendance boundaries of the serving schools, this analysis provides a conservative estimate of school impacts.

<sup>d</sup> In some instances the number of students generated is <1 and therefore shown as 0.

<sup>e</sup> Calculation assumes Related Project No. 5 will result in 25 indirect residents to the City of Long Beach, each of which is assumed to require a housing unit. These housing units are conservatively assumed to be multi-family units.

Source: PCR Service Corporation, December 2010.

As shown in Table IV.K.3-5, related projects could potentially generate nine (9) elementary school students, four (4) middle school students, and three (3) high school students. The proposed project, in conjunction with related projects, could therefore generate 69 elementary school students, 34 middle school students, and 44 high school students. As shown in **Table IV.K.3-6, 2015 LBUSD Enrollment and Capacity with Project and Related Project Students**, projected enrollment is expected to exceed the projected capacity for Rogers Middle School. Further, the proposed project and related projects contribution students to Naples

Table IV.K.3-6

**2015 LBUSD Enrollment and Capacity with Project and Related Project Students**

School	Projected Capacity	Projected Enrollment	Projected Seating Overage/ (Shortage)	Total of Proposed Project and Related Projects Generated Students	Enrollment with Proposed Project and Related Projects Students	Projected Seating Overage/ (Shortage)	Cumulative Impacts?
Naples Elementary School	319	235	84	69	304	15	Yes
Rogers Middle School	894	913	(19)	34	947	(53)	Yes
Wilson High School	4,686	3,987	699	44	4,031	655	No

Source: Long Beach Unified School District. Personal communication with Susan Ahn, Project Manager LBUSD, August 18, 2009 (Included in Appendix J of this EIR).

Elementary School would result in the capacity overage to be less than or equal to a “safety margin” of 30 seats. Thus, development of the proposed project would contribute to significant cumulatively considerable impacts to Rogers Middle School and Naples Elementary School.

Regardless, as previously discussed, the LBUSD maintains a school of choice policy that allows students to attend any school with available seats within the District Boundary and the proposed project would be subject to school developer fees to help build new schools or fund renovation projects for extra seating at existing schools in an effort to reduce overcrowding.

Therefore, pursuant to Section 65995 of the California Government Code and SB 50, with the payment of required developer impact fees, cumulatively considerable impacts on the LBUSD facilities would be reduced to a less than significant level.

**6. LEVEL OF SIGNIFICANCE AFTER MITIGATION**

As discussed above, the proposed project would contribute students to Naples Elementary School and Rogers Middle School, which are considered to be overcrowded. Thus, resulting in potentially adverse effects on school facilities. In addition, the proposed project would contribute to potential cumulatively considerable effects to these same two schools. However, the payment of the developer fees under the provisions of SB 50 for related projects and the proposed project would constitute full and complete mitigation for impacts to school facilities for purposes of CEQA. Therefore, through payment of fees, project-related and cumulatively considerable impacts to LBUSD schools serving the project site would be less than significant.

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