

Section 5.12
SCHOOLS/EDUCATION





5.12 SCHOOLS/EDUCATION

The project site is within the Newhall School District (Newhall District) and the William S. Hart Union High School District (Hart District). This section of the EIR evaluates impacts of the proposed project on schools in those districts that currently provide public elementary, junior high, and high school education in the project area.

5.12.1 ENVIRONMENTAL SETTING

The Newhall District provides elementary school service (grades K through 6), while the Hart District serves the project area for junior high education (grades 7 and 8) and high school education (grades 9 through 12).

NEWHALL SCHOOL DISTRICT

There are a total of ten elementary schools within the Newhall District, with a total enrollment 6,935 students in the 2005/2006 school year.¹ State School Construction Bonds were approved by the California electorate in November 2002 authorizing \$13.2 billion of school facility construction funding which eliminated a backlog of approximately \$4 billion, and provides substantial additional funds for new construction. In addition, the Newhall District has voted to incur debt in order to fund future school construction.

As illustrated in *Table 5.12-1, Newhall District Enrollment/Capacity*, the Newhall District is at 102 percent capacity with five elementary schools over capacity and the remaining five elementary schools near capacity.

**Table 5.12-1
Newhall District Enrollment/Capacity**

| School | Capacity | Current Enrollment |
|--------------------------------------|------------------|--|
| J. Michael McGrath Elementary School | 624 | 674 |
| Meadows Elementary School | 624 | 714 |
| Newhall Elementary School | 744 | 664 |
| Oak Hills Elementary School | 415 ¹ | 412 |
| Old Orchard Elementary School | 600 | 516 |
| Peachland Avenue Elementary School | 576 | 571 |
| Pico Canyon Elementary School | 816 | 924 |
| Stevenson Ranch Elementary School | 888 | 994 |
| Valencia Valley Elementary School | 696 | 729 |
| Wiley Canyon Elementary School | 792 | 737 |
| TOTAL | 6,775 | 6,935 (102 percent of capacity) |

Source: Per written communication with Mike Clear, Assistant Superintendent of Business Services for the Newhall School District, on October 4, 2005.

Current enrollment numbers in **bold** indicate schools that are over capacity.

¹ Oak Hills Elementary School is currently under construction. The school is anticipated to be completed for a total capacity of 864 students by early November 2005.

¹ Per written communication with Mike Clear, Assistant Superintendent of Business Services for the Newhall School District, on October 4, 2005.



WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

There are a total of six junior high schools and six high schools within the William S. Hart Union High School District (Hart District). Total student capacity within the District is 23,298 students. Total student enrollment in the District as of October 2004 was 20,026 students. The District opened one new junior high school and two high schools in the fall of 2004. Golden Valley High School opened in the fall of 2004 with 35 classrooms and 25 relocatable classrooms for a total capacity of 2,600 students. West Ranch High School includes 35 classrooms and 25 relocatable classrooms with a total capacity of 2,600 students. Currently, West Ranch High School accommodates 9th and 10th Grades, and one grade will be added every year after that, with anticipated full buildout by the fall of 2007. Rancho Pico Junior High School opened with 23 classrooms and six relocatable classrooms for a total capacity of 1,200 students. The Hart District is also constructing a new high school (Castaic High School) within the Northlake subdivision, which will have a design capacity of 2,600 students or 3,000 students including temporary classrooms. These schools are being funded through SB 50 (discussed below) and Hardship funds under SB 50. In addition, the Hart District has voted to incur debt in order to fund future school construction.

As illustrated in *Table 5.12-2, Hart District Enrollment/Capacity*, one junior high and four high schools are over capacity. However, these schools are expected to operate within their capacity once the new junior high and high school are fully operating by the fall of 2007.

**Table 5.12-2
Hart District Enrollment/Capacity**

| School | Capacity | Current Enrollment |
|---------------------------------|--------------------|--|
| Arroyo Seco Junior High School | 1,589 ¹ | 1,302 |
| La Mesa Junior High School | 1,394 ¹ | 1,165 |
| Placerita Junior High School | 1,236 ¹ | 1,178 |
| Rancho Pico Junior High School | 1,200 | 642 |
| Rio Norte Junior High School | 1,568 ¹ | 1,121 |
| Sierra Vista Junior High School | 1,221 ¹ | 1,422 |
| Canyon High School | 2,538 ¹ | 2,747 |
| Golden Valley High School | 2,600 | 989 |
| Hart High School | 2,315 ¹ | 2,847 |
| Saugus High School | 2,273 ¹ | 2,718 |
| Valencia High School | 2,764 ¹ | 3,217 |
| West Ranch High School | 2,600 ² | 678 ² |
| TOTAL | 23,298 | 20,026 (86 percent of capacity) |

Source: Per communication with Lorna Burrill, William S. Hart Union High School District. October 10, 2005.
Current enrollment numbers in **bold** indicate schools that are over capacity.

¹ Capacity includes temporary capacity provided by relocatable classrooms.
² Opened fall 2005 for 9th grade only. Permanent campus with 35 classrooms and 24 relocatable classrooms will open in August 2007.



SCHOOL FUNDING

The State of California has traditionally been responsible for the funding of local public schools. To assist in providing facilities to serve students generated by new development projects, the State passed Assembly Bill 2926 (AB 2926) in 1986. This bill allowed school districts to collect impact fees from developers of new residential and commercial/industrial building space. Development impact fees were also referenced in the 1987 Leroy Greene Lease-Purchase Act, which required school districts to contribute a matching share of project costs for construction, modernization, or reconstruction.

Senate Bill 50 (SB 50) and Proposition 1A (both of which passed in 1998) provided a comprehensive school facilities financing and reform program by, among other methods, authorizing a \$9.2 billion school facilities bond issue, school construction cost containment provisions, and an eight-year suspension of the Mira, Hart, and Murrieta court cases. Specifically, the bond funds are to provide \$2.9 billion for new construction and \$2.1 billion for reconstruction/modernization needs. The provisions of SB 50 prohibit local agencies from denying either legislative or adjudicative land use approvals on the basis that school facilities are inadequate and reinstate the school facility fee cap for legislative actions (e.g., general plan amendments, specific plan adoption, zoning plan amendments) as was allowed under the Mira, Hart, and Murrieta court cases. According to Government Code Section 65996, the development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation." These provisions are in effect until 2006 and will remain in place as long as subsequent state bonds are approved and available.

SB 50 establishes three levels of Developer Fees that may be imposed upon new development by the governing board of a school district depending upon certain conditions within a district. These three levels are described below:

Level 1: Level 1 fees are the base statutory fees. These amounts are the maximum that can be legally imposed upon new development projects by a school district unless the district qualifies for a higher level of funding. Currently, Level 1 fees assessed by the Hart District are \$1.23 per square foot for new residential development and \$0.20 per square foot of chargeable, covered and enclosed floor space for new commercial/industrial development. Currently, Level 1 fees assessed by the Newhall District are \$2.11 per habitable square foot of new residential development, \$0.92 per square foot for additions to residential development and \$0.163 per square foot for new commercial/industrial development. These fees are updated annually.

Level 2: Level 2 fees allow the school district to impose developer fees above the statutory levels, up to 50 percent of certain costs under designated circumstances. The state would match the 50 percent funding if funds are available. Under Level 2, the governing board of a school district may require a developer to finance up to 50 percent of new school construction costs. However, in order to qualify for Level 2 funding the district must satisfy at least one of the following four requirements until January 1, 2000, or satisfy at least two of the four requirements after January 1, 2000:



- Impose a Multi Track Year Round Education (MTYRE) with:
 - At least 30 percent of K-6 enrollment in the high school attendance area on MTYRE for unified and elementary school districts; or
 - At least 30 percent of high school district enrollment on MTYRE; or
 - At least 40 percent of K-12 enrollment on MTYRE within boundaries of the high school attendance area for which the district is applying for funding.
- Place a local bond measure on the ballot in the last four years which received at least 50 percent plus 1 of the votes.
- District has issued debt or incurred obligations for capital outlay equal to a specified (under Government Code 65995.5(b)(3)(C)) percentage of its local bonding capacity.
- At least 20 percent of teaching stations within the district are portable classrooms.

Currently, Level 2 fees assessed by the Newhall District are \$3.91 per square foot of residential development. Level 2 fees currently assessed by the Hart District are \$2.53 per square foot for new residential development. These fees are also updated annually.

Level 3: Level 3 fees apply if the state runs out of bond funds after 2006, allowing the school district to impose 100 percent of the cost of the school facility or mitigation minus any local dedicated school moneys. Currently, Level 3 fees assessed by the Newhall District are \$7.82 per square feet of residential development. Level 3 fees currently assessed by the Hart District are \$5.06 per square foot for new residential development. These fees are also updated annually.

To accommodate students from new development projects, school districts may alternatively finance new schools through special school construction funding resolutions (e.g., the Valley-Wide Joint Fee Resolution) and/or agreements between developers, the affected school districts and, occasionally, other local governmental agencies. These special resolutions and agreements often allow school districts to realize school mitigation funds in excess of the developer fees allowed under SB 50.

5.12.2 SIGNIFICANCE THRESHOLD CRITERIA

Appendix G of the *CEQA Guidelines* contains the Initial Study Environmental Checklist form used during preparation of the project Initial Study, which is contained in Appendix A of this EIR. The Initial Study includes questions relating to schools/education. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this Section. Accordingly, a project may create a significant environmental impact if one or more of the following occurs:



- 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, response times or other performance objectives.

Based on these standards, the effects of the proposed project have been categorized as either a “less than significant impact” or a “potentially significant impact.” Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

5.12.3 IMPACTS AND MITIGATION MEASURES

NEWHALL SCHOOL DISTRICT

- ◆ **DEVELOPMENT ASSOCIATED WITH PHASE 1 OF THE PROPOSED MASTER PLAN WOULD INCREASE STUDENT ENROLLMENT WITHIN THE NEWHALL SCHOOL DISTRICT.**

Level of Significance Prior to Mitigation: Potentially Significant Impact.

Impact Analysis: Phase 1 of the project proposes development of an 80,000-square-foot medical office building (MOB) and a 125,363-square-foot patient tower. Based on a generation factor of 2.36 employees per 1,000 square feet of commercial uses, an increase of 80,000 square feet of MOB space would result in an increase of 189 (33 practitioners and 156 support staff) positions. Based on a generation factor of 2.70 employees per 1,000 square feet of industrial uses, an increase of 125,363 square feet of inpatient building space would result in an increase of 338 (29 practitioners and 279 support staff) positions.

Phase 1 development would result in a net increase of 527 (92 practitioners and 435 support staff) positions. For analysis purposes, it is assumed that 132 persons (25 percent) of the proposed project’s new employees would choose to relocate to the City, creating a demand for 132 housing units. Based upon a generation factor of 0.6 students per residential unit, the proposed project would generate approximately 79 elementary age students upon buildout of Phase 1.² However, as also illustrated in *Table 5.12-1*, the Newhall District is currently at 102 percent capacity. In addition, the Newhall District has stated that they would not displace currently assigned neighborhoods to accommodate new students, resulting in significant impacts.³

Pursuant to SB 50, payment of fees to the Newhall District is considered full mitigation for project impacts, including impacts related to 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. Therefore, the project applicant would be required to pay the

² Per written communication with Marc Winger, Ed.D., Superintendent, Newhall School District on February 26, 2004.

³ *Ibid.*



statutory fees, so that space can be constructed at the nearest sites to accommodate the impact of project-generated students, reducing impacts to a less than significant level.

Mitigation Measures:

- SE1** The Project Applicant shall pay the required mitigation fees in place at time of payment to the Newhall District. Payment of the mitigation fees shall provide full funding of the costs to construct facilities necessary to house the additional students generated by the project.

Level of Significance After Mitigation: Less Than Significant Impact.

- ◆ **DEVELOPMENT ASSOCIATED WITH PHASE 2 OF THE PROPOSED MASTER PLAN WOULD INCREASE STUDENT ENROLLMENT WITHIN THE NEWHALL SCHOOL DISTRICT.**

Level of Significance Prior to Mitigation: Potentially Significant Impact.

Impact Analysis: The HMNMH anticipates Phase 2 conditions would result in additional employment opportunities. It is assumed that 25 percent of the proposed project's new employees would choose to relocate to the City, thus increasing the demand for housing and school facilities. Phase 2 of the project proposes a net addition of 112,000 square feet in new construction of medical office buildings (MOB). Based on a generation factor of 2.36 employees per 1,000 square feet of commercial uses, an increase of 112,000 square feet of MOB space would result in an increase of 264 (46 practitioners and 218 support staff) positions. For analysis purposes, it is assumed that 66 persons (25 percent) of the proposed project's new employees would choose to relocate to the City as a result of Phase 2 development, creating a demand for 66 housing units. Based upon a generation factor of 0.6 students per residential unit, the proposed project would generate approximately 40 elementary age students for buildout of Phase 2.⁴

Phases 1 and 2 development would yield a net increase of 791 (138 practitioners and 653 support staff) positions. It is assumed 198 persons (25 percent) of the proposed project's new employees would be relocated to the City, creating a demand for 198 housing units. Therefore based upon a generation factor of 0.6 students per residential unit, it is anticipated that the buildout of Phases 1 and 2 would generate approximately 119 elementary age students. However, as previously discussed, all the schools in the Newhall District are currently either near or over capacity. In addition, the Newhall District has stated that they would not displace currently assigned neighborhoods to accommodate new students, resulting in significant impacts.⁵

Development associated with Phase 2 would require the payment of fees pursuant to SB 50 to the Newhall District in order to fully mitigate for project impacts. Therefore, the project applicant would be required to pay the statutory fees reducing impacts to a less than significant level.

Mitigation Measures: Refer to Mitigation Measure SE1. No additional mitigation measures are required.

⁴ Per written communication with Marc Winger, Ed.D., Superintendent, Newhall School District on February 26, 2004.

⁵ *Ibid.*



Level of Significance After Mitigation: Less Than Significant Impact.

- ◆ **DEVELOPMENT ASSOCIATED WITH BUILDOUT OF THE PROPOSED MASTER PLAN WOULD INCREASE STUDENT ENROLLMENT WITHIN THE NEWHALL SCHOOL DISTRICT.**

Level of Significance Prior to Mitigation: Potentially Significant Impact.

Impact Analysis: Buildout of the HMNMH Master Plan following the completion of Phases 1 and 2, would result in the new construction of an additional 182,180 square feet in MOB and hospital administration space, a 74,076 square foot patient building and a 10,000 square foot expansion of the Central Plant. Based on a generation factor of 2.36 employees per 1,000 square feet of commercial uses, an increase of 182,180 square feet of office space would result in an increase of 430 (75 practitioners and 355 support staff) positions. Based on a generation factor of 2.70 employees per 1,000 square feet of industrial uses, an increase of 84,076 square feet of patient facilities would result in an increase of 227 (40 practitioners and 187 support staff) positions. Buildout development would result in a net increase of 657 (115 practitioners and 542 support staff) positions. It is anticipated that 164 (25 percent) of the proposed project's new employees would choose to relocate to the City, creating a demand for 164 housing units. Based upon the generation factor of 0.6, the Newhall District estimates that buildout phase of the proposed project would generate approximately 98 elementary age students.⁶

Upon buildout of the proposed HMNMH Master Plan, the HMNMH anticipates a net addition of 1,448 employment positions of the hospital and administrative facilities. Thus, 362 persons (25 percent) of the proposed project's new employees would choose to relocate to the City, creating a demand for 361 housing units. Based upon a generation factor of 0.6 students per residential unit, the Newhall District estimates that buildout of the proposed project would generate approximately 217 elementary age students.⁷ However, as previously discussed, all the schools in the Newhall District are currently either near or over capacity and the District would not displace currently assigned neighborhoods to accommodate new students, resulting in significant impacts.⁸

As noted for Phases 1 and 2, for buildout conditions, payment of fees pursuant to SB 50 to the Newhall District is considered full mitigation for project impacts. Therefore, the project applicant would be required to pay the statutory fees reducing impacts to a less than significant level.

Mitigation Measures: Refer to Mitigation Measure SE1. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

⁶ *Ibid.*

⁷ *Ibid.*

⁸ *Ibid.*



HART DISTRICT

- ◆ **DEVELOPMENT ASSOCIATED WITH PHASE 1 OF THE PROPOSED MASTER PLAN WOULD INCREASE STUDENT ENROLLMENT WITHIN THE HART DISTRICT.**

Level of Significance Prior to Mitigation: Potentially Significant Impact.

Impact Analysis: The Hart District provides student generation rates based upon the type of residential development. As illustrated in *Table 5.12-3, Hart Student Generation Rates*, development of Phase 1 would result in a total of 23 junior high school students and 33 high school students.

**Table 5.12-3
Hart Student Generation Rates**

| School | Student Generation Factor | | | Project Total ¹ |
|--------------------|---------------------------|------------------------|--------------|----------------------------|
| | Single-Family Detached | Single-Family Attached | Multi-Family | |
| Junior High School | 0.1713 | 0.0571 | 0.0345 | 23 |
| High School | 0.2466 | 0.0770 | 0.0745 | 33 |

Source: Student generation rates adopted by the Governing Board on March 16, 2005.

¹ Project Total assumes worst case scenario that 132 single-family detached units would be developed to house the 132 employees that would relocate to the City.

As illustrated in *Table 5.12-2*, most of the schools in the Hart District are currently either near or over capacity. In addition, the Hart District has stated that they would not displace currently assigned neighborhoods to accommodate new students, resulting in significant impacts.

Pursuant to SB 50, payment of fees to the Hart District is considered full mitigation for project impacts, including impacts related to 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. Therefore, the project applicant would be required to pay the statutory fees, so that space can be constructed at the nearest sites to accommodate the impact of project-generated students, reducing impacts to a less than significant level.

Mitigation Measures:

- SE2** The Project Applicant shall pay the required mitigation fees in place at time of payment to the Hart District. Payment of the mitigation fees shall provide full funding of the costs to construct facilities necessary to house the additional students generated by the project.

Level of Significance After Mitigation: Less Than Significant Impact.



◆ **DEVELOPMENT ASSOCIATED WITH PHASE 2 WOULD INCREASE STUDENT ENROLLMENT WITHIN THE HART DISTRICT.**

Level of Significance Prior to Mitigation: Potentially Significant Impact.

Impact Analysis: Development associated with Phase 2 would increase the demand for student enrollment in the Hart District. Based upon the student generation rates provided in *Table 5.12-3*, Phase 2 development would result in a total of 11 junior high school students and 16 high school students. Phases 1 and 2 would generate a total increase of 34 junior high school students and 49 high school students. As noted Phase 1, most of the schools in the Hart District are currently either near or over capacity and the Hart District has stated that they would not displace currently assigned neighborhoods to accommodate new students, resulting in significant impacts. The project applicant would be required to make payment of fees pursuant to SB 50 in order to fully mitigate the impacts of the proposed project to a less than significant level.

Mitigation Measures: Refer to Mitigation Measure SE2. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

◆ **DEVELOPMENT ASSOCIATED WITH BUILDOUT OF THE PROPOSED MASTER PLAN WOULD INCREASE STUDENT ENROLLMENT WITHIN THE HART DISTRICT.**

Level of Significance Prior to Mitigation: Potentially Significant Impact.

Impact Analysis: Based upon the student generation rates provided in *Table 5.12-3*, buildout of the HMNMH Master Plan following completion of Phase 1 and Phase 2 would result in the addition of 28 junior high school students and 40 high school students.

Upon completion of the proposed HMNMH Master Plan there would be a net addition of 62 junior high school students and 89 high school students. However, as previously discussed, most of the schools in the Hart District are currently either near or over capacity and the Hart District would not displace currently assigned neighborhoods to accommodate new students. Therefore, the proposed project would result in significant impacts in this regard.

As noted for Phases 1 and 2, for buildout conditions, payment of fees pursuant to SB 50 to the Hart District is considered full mitigation for project impacts. Therefore, the project applicant would be required to pay the statutory fees reducing impacts to a less than significant level.

Mitigation Measures: Refer to Mitigation Measure SE2. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.



5.12.4 CUMULATIVE IMPACTS AND MITIGATION MEASURES

- ◆ **DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT, IN CONJUNCTION WITH OTHER CUMULATIVE PROJECTS IN THE SANTA CLARITA VALLEY, WOULD INCREASE THE DEMAND FOR SCHOOL FACILITIES WITHIN THE NEWHALL AND HART SCHOOL DISTRICTS.**

Level of Significance Prior to Mitigation: Potentially Significant Impact.

Impact Analysis: A significant cumulative impact could occur if a project does not contribute its fair share to mitigate adverse effects on school facilities. Cumulative impacts on schools can be mitigated through the school facilities funding agreements between the districts and proposed project applicant, or through other mechanisms, such as SB 50, the Valley-Wide Joint Fee Resolution, and/or future facilities funding agreements between the districts and the developers of new projects. Assuming such mechanisms are implemented for each new development included in the related projects, cumulative impacts on schools caused by other future development would be mitigated to less than significant.

Mitigation Measures: Refer to Mitigation Measures SE1 and SE2. No additional mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

5.12.5 SIGNIFICANT UNAVOIDABLE IMPACTS

Implementation of the proposed project (Phase 1, Phase 2, and buildout) would not result in any significant unavoidable schools/education impacts with the imposition of the recommended mitigation measures. As such, no significant unavoidable impacts would result from implementation of the Henry Mayo Newhall Memorial Hospital Master Plan.