

## 5.0 ENVIRONMENTAL IMPACT ANALYSIS

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### 17. PUBLIC SERVICES—SCHOOLS

#### 1. INTRODUCTION

This section of the Draft Environmental Impact Report (EIR) analyzes the Project's potential impacts with respect to schools. The analysis is based on a forecast of the number of students anticipated to be generated by the Project and focuses on whether the school facilities that would serve the Project would have sufficient capacity to accommodate those students. The analysis is based in part on information provided by the Newhall School District (Newhall District), the Saugus Union School District (Saugus District), and the William S. Hart Union High School District (Hart District), all of which is included in **Appendix 5.17** of this Draft EIR.

#### 2. ENVIRONMENTAL SETTING

##### a. Regulatory Setting

##### (1) State Regulations

##### *(a) Assembly Bill 2926*

Assembly Bill 2926 allows school districts to collect impact fees from developers of new residential and commercial/industrial building space.

##### *(b) Senate Bill 50 and Proposition 1A*

Senate Bill (SB) 50 created a program for funding school facilities largely based on matching funds. Its construction grant provides funding on a 50/50 state and local match basis, while its modernization grant provides funding on a 60/40 basis.<sup>1</sup>

SB 50 also allows school district governing boards to establish fees to offset costs associated with school facilities made necessary by new construction. Payment of these fees is required prior to issuance of building permits. Pursuant to Government Code

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<sup>1</sup> State of California, Office of Public School Construction, *School Facility Program Handbook, July 2007p. 1*, [www.documents.dgs.ca.gov/OPSC/Publications/Handbooks/SFP\\_Hdbk.pdf](http://www.documents.dgs.ca.gov/OPSC/Publications/Handbooks/SFP_Hdbk.pdf), accessed March 5, 2015.

Section 65995, the payment of these fees by a developer serves to fully mitigate all potential project impacts on school facilities from implementation of a project. Alternatively, to accommodate students from new development projects, school districts may finance new schools through agreements between developers and the affected school districts, which may provide school mitigation funds in excess of the developer fees allowed under SB 50. The Newhall Land and Farming Company (the Applicant) has entered into School Facilities Funding Agreements (Agreements) with the Newhall, Saugus, and Hart Districts. A summary of these agreements is provided later in this section.

## **(2) Local Regulations**

### **(a) County of Los Angeles General Plan**

As discussed in greater detail in **Section 5.11**, Land Use and Planning, of this Draft EIR, the Los Angeles County (County) General Plan, directs future growth and development in the County's unincorporated areas and establishes goals, policies, and objectives that pertain to the entire County. The current General Plan, adopted in 1980, does not include any policies specifically pertaining to schools, but rather addresses public services in general. Relevant policies focus on the efficient use of existing service systems and expansion of new urban facilities for planned development.

As also discussed further in **Section 5.11**, Land Use and Planning, the County released a Draft General Plan Comprehensive Update (Draft General Plan) in January 2014 and a Draft EIR addressing the Draft General Plan in June 2014. This Draft General Plan contains a new Public Services and Facilities Element that includes a brief section on Early Care and Education Facilities with a stated goal of a County with adequate educational facilities.

The General Plan policy consistency analysis provided in **Section 5.11**, Land Use and Planning, indicates the Project would be consistent with relevant General Plan policies related to schools.

### **(b) Santa Clarita Valley Area Plan: One Valley One Vision 2012**

As discussed in greater detail in **Section 5.11**, Land Use and Planning, of this Draft EIR, the recently updated Santa Clarita Valley Area Plan: One Valley One Vision 2012 (Area Plan) serves as a long-term guide for development over the next 20 years. The Area Plan ensures consistency between the General Plans of the County and the City of Santa Clarita (City) in order to achieve common goals and encourages the coordination of land use plans with public services and other departments or agencies. The Area Plan also acknowledges that all of the seven school districts that serve the Santa Clarita Valley (Valley) Planning Area have been affected by residential growth over the last decade, and

all schools are using temporary portable classrooms to accommodate student enrollment. One relevant policy addresses the need to coordinate plans for new residential development with affected school districts to ensure adequate mitigation of impacts on school facilities.

The Area Plan policy consistency analysis provided in **Section 5.11**, Land Use and Planning, indicates that the Project would be consistent with applicable Area Plan policy related to schools.

***(c) County Development Monitoring System***

The County General Plan includes provisions known as the Development Monitoring System (DMS) to give the County planning agency—the Regional Planning Commission and/or Department of Regional Planning (collectively referred to herein as the County Planning Agency)—information about the existing capacity of available specified public services in the four major Urban Expansion Areas of the General Plan (Antelope Valley, Santa Clarita Valley (which includes the Project Site), Malibu/Santa Monica Mountains, and East San Gabriel Valley).<sup>2</sup> The primary purpose of the DMS is to ensure that new development in Urban Expansion Areas will occur in a manner consistent with stated DMS policies and will pay for the expansion costs that it generates. To accomplish this purpose, the DMS is used to determine the availability of certain public services, including school services, on an individual and cumulative basis; analyze the expansion costs to certain public service providers; and work towards ensuring that the expansion costs of new development are paid for by that development. For further information with regard to the DMS, please see **Section 4.1**, Environmental and Regulatory Setting, of this Draft EIR.

***(i) Project Subject to DMS***

The Project is located within the Santa Clarita Valley, an Urban Expansion Area within the DMS, and includes a subdivision map application (Vesting Tentative Tract Map (VTTM) 53295). Therefore, the Project is subject to a DMS analysis or its equivalent.

***(ii) DMS Infrastructure/Service Provisions***

The Project's Initial Study, included as **Appendix 1A** of this Draft EIR, provided general information concerning available school capacity and determined that an EIR would be required. Data from the Newhall, Saugus, and Hart Districts included in

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<sup>2</sup> See *Resolution of the Board of Supervisors of the County of Los Angeles Relating to Plan Amendment Case No. SP 86-173, adopted on April 21, 1987.*

**Appendix 5.17A** and summarized herein, provide up-to-date school enrollment and capacity information.

***(iii) DMS Access Provisions***

As stated above, the DMS includes analysis of the access factors associated with a development project in an Urban Expansion Area. Under the DMS, where applicable, a project must be located within reasonable proximity to commercial development and job opportunities (generally within 5 miles) and served by an acceptable level of road service (including associated public transit). If it is determined that the project is not located in proximity to commercial and employment facilities, mitigation measures set forth in the DMS must be considered and applied prior to any approval of the project.

As applied, the Project satisfies the DMS access requirements because the Project Site is located nearly adjacent to Six Flags Magic Mountain, within 0.25 mile from Castaic Junction and Valencia Commerce Center, and approximately 0.25 mile from Valencia Industrial Park. All of these existing development areas are served by County or other public services and provide substantial commercial services and job opportunities.

***(iv) DMS Data and Criteria***

The DMS scenario would entail buildout of the near-term subdivision projects listed in the DMS plus the Project. However, for purposes of this analysis, this Draft EIR evaluates data for the geographies that comprise the Newhall, Saugus, and Hart Districts. These data are used as the equivalent of a DMS buildout scenario because:

- (1) The data are provided by the Newhall, Saugus, and Hart Districts, which are the “service providers” for school services in the Project vicinity and provide the County with school enrollment and capacity data as referenced in the DMS;
- (2) The data are considered current and the best available information from the Newhall, Saugus, and Hart Districts;
- (3) The data provide school capacity and enrollment information, and County staff considers the information to be equivalent to the data called for in the DMS as it relates to school services; and
- (4) The data are based in part on projected population data for the geographic area served by the Newhall, Saugus, and Hart Districts. Furthermore, the School Facilities Funding Agreements with the Newhall, Saugus, and Hart Districts account for future school facilities within the Project area that will be needed to accommodate anticipated population growth within each of the districts.

As it relates to school services, the DMS criteria provide that the County Planning Agency must determine if a project will be provided with an acceptable level of educational facilities (elementary, junior high, and senior high schools) and must base its determination upon the following data:

- (1) The current number of students enrolled at each school level (elementary, junior high and senior high) within the school district(s);
- (2) The current capacity at each school level within the school district(s);
- (3) The deficit or surplus associated with each school level within the district(s), calculated by determining the difference between capacity and the current number of students;
- (4) The average student generation factor of new development on a per unit basis; and
- (5) The estimated expansion costs of future construction.

***(d) School Facilities Funding Agreements***

As previously mentioned, the Applicant has entered into School Facilities Funding Agreements with the Newhall, Saugus, and Hart Districts. A summary of these Agreements is provided below.

***(i) School Facilities Funding Agreement with Saugus Union School District***

In 1997, the Applicant entered into a School Facilities Mitigation and Funding Agreement with the Saugus District to ensure that development of the Applicant's projects, either individually or cumulatively with other projects within Saugus District's boundaries, would have no adverse impacts on the Saugus District's ability to provide adequate educational opportunities to every student in the Saugus District. An updated Agreement was made effective on June 17, 2014. Under the Agreement, the Applicant is specifically required to:

- Sell a school site to the Saugus District;
- Pay any shortfall (defined in Section 9.6 of the Agreement) for the Project's elementary school and any classroom capacity expansion (defined in Section 1.5 of the Agreement) in the manner, and subject to reimbursement, as provided in the Agreement; and

- Undertake and complete all actions necessary to construct (including, without limitation, all required on-site and off-site development), complete, and equip the Project's elementary school in accordance with all then-applicable laws and other governmental requirements, in the manner, and subject to reimbursement, as provided in the Agreement.

By adhering to these and other obligations set forth in the Agreement, the Applicant's obligation to mitigate the impacts to the Saugus District arising from development of projects within the Saugus District boundaries was determined to be satisfied. A copy of this Agreement is provided in **Appendix 5.17B** of this Draft EIR.

***(ii) School Facilities Funding Agreement with the Newhall School District***

In 2009, the Newhall District entered into an Agreement with the Applicant to ensure that development of the Applicant's projects, either individually or cumulatively with other projects within the Newhall District's boundaries, would have no adverse impacts on the Newhall District's ability to provide adequate educational opportunities to every student in the Newhall District. In particular, the Agreement provides for construction of as many new K–6 elementary schools as required to accommodate all of the students generated by the Project, the Newhall Ranch Specific Plan (Specific Plan), and other nearby developments proposed by the Applicant within the Newhall District area. The Agreement also allows for the acquisition of land by the Newhall District from the Applicant for the construction of the school sites, regardless of how many schools will ultimately be required. As detailed in the Agreement, the funds and land to be provided to the Newhall District by the Applicant constitute the entire extent of the Applicant's obligation to provide school facilities for their properties, inclusive of the Project. A copy of this Agreement is provided in **5.17C** of this Draft EIR.

***(iii) School Facilities Funding Agreement with the William S. Hart Union High School District***

In 2010, the Hart District entered into a school facilities funding agreement with the Applicant. The Agreement provides a framework for the formation of one or more community facilities districts which will, among other things, provide funds for the acquisition and construction of school sites to serve students generated by the Project, the Specific Plan, and other nearby developments proposed by the Applicant within the Hart District area. The Hart District has identified the need for one new junior high school and one new senior high school in order to serve students generated by these projects. Under the Agreement, the Hart District anticipates that sufficient and adequate classroom and core facilities would be provided to accommodate students generated by the Project, the Specific Plan, and other nearby developments proposed by the Applicant within the Hart District area. A copy of this Agreement is provided in **Appendix 5.17D** of this Draft EIR.

### (3) Previously Adopted Plans and Mitigation

#### (a) Newhall Ranch RMDP/SCP and EIS/EIR

The Project Site is included in the project area for the Applicant's Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP), shown in **Figure 3-5**, RMDP/SCP Project Area, in **Section 3.0**, Project Description, of this Draft EIR, which covers certain aspects of resource management for the Project and other nearby developments. As discussed in greater detail in **Section 4.1**, Environmental and Regulatory Setting, the RMDP component of the Newhall Ranch RMDP/SCP project is a conservation, mitigation, and permitting plan for the long-term management of sensitive biological resources and development-related infrastructure in the River and tributary drainages within the 11,999-acre Specific Plan area and along the extension of Magic Mountain Parkway through the Project Site. The SCP component of the Newhall Ranch RMDP/SCP project is a conservation and management plan to permanently protect and manage a system of preserves designed to maximize the long-term persistence of the San Fernando Valley spineflower (*Chorizanthe parryi* ssp. *Fernandina*) (spineflower), a federal candidate and state-listed endangered plant species. The SCP encompasses the Specific Plan area, the Valencia Commerce Center planning area, and the Project Site, in order to conduct conservation planning and preserve design on the Project Applicant's land holdings in Los Angeles County that contain known spineflower populations.

The Newhall Ranch RMDP/SCP project was the subject of a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) (SCH No. 2000011025) by the U.S. Army Corps of Engineers (Corps) and the California Department of Fish and Wildlife (CDFW).<sup>3,4</sup> At the time CDFW certified the EIR portion of the EIS/EIR in December 2010, it also adopted the Mitigation Monitoring and Reporting Plan (MMRP) for the RMDP/SCP project. This regulatory plan, required under CEQA, describes the mitigation measures, monitoring, and/or reporting plan for the Newhall Ranch RMDP/SCP project (including the Entrada South Project Site). The Newhall Ranch RMDP/SCP EIS/EIR determined that school impacts would be less than significant. Thus, no mitigation measures were required.

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<sup>3</sup> *Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan, Final Joint Environmental Impact Statement and Environmental Impact Report, June 2010.*

<sup>4</sup> *The California Department of Fish and Game was officially renamed the California Department of Fish and Wildlife as of January 1, 2013.*

**b. Existing Conditions**

As shown in **Figure 5.17-1**, Schools Within the Project Area, on page 5.17-9, the developed portion of the Project Site, referred to as Vesting Tentative Tract Map No. 53295 (VTTM 53295), is located within two elementary school districts: the Saugus District and a small portion of the Newhall District. In addition, VTTM 53295 is located within the Hart District, which provides junior high and high school facilities. A summary of existing conditions within each of the school districts and at the schools serving the Project Site is provided below.



### (1) Saugus Union School District

Comprised of 15 schools, the Saugus District serves grades preschool through sixth grade.<sup>5</sup> The Saugus District is divided into specific attendance areas that define the geographic attendance limits of each individual school and are adjusted every few years in response to changes in student generation, ethnic balance, safe home-to-school walking distance from student neighborhoods, and other factors. The 2013–2014 enrollment and design capacities for the schools in the Saugus District are listed in **Table 5.17-1**, Existing Design Capacity and Enrollments for the Saugus District, on page 5.17-11. As shown therein, total student capacity within the Saugus District is 11,600. Total student enrollment in the Saugus District in 2013–2014 was 10,256, or 88 percent of total student capacity.<sup>6</sup> As indicated in **Table 5.17-1**, Existing Design Capacity and Enrollments for the Saugus District, Bridgeport Elementary, Charles Helmers Elementary, James Foster Elementary, North Park Elementary, and Rosedell Elementary operated above their design capacities for the 2013–2014 school year.

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<sup>5</sup> Saugus Union School District website, “Our District” available at [www.saugusud.org/About-SUSD/Our-District/index.html](http://www.saugusud.org/About-SUSD/Our-District/index.html), 2013, accessed March 5, 2015.

<sup>6</sup> Enrollment data for the 2013/2014 school year. Source: Electronic correspondence, John Grow, Saugus District, November 5, 2013.

**Table 5.17-1  
Existing Design Capacity and Enrollments for the Saugus District<sup>a</sup>**

School	Grade Level	2013–2014 Enrollment	Design Capacity	Capacity Overage/ (Shortage)
Bridgeport Elementary	K–6	980	950	(30)
Cedarcreek Elementary	TK/K–6	582	650	68
Charles Helmers Elementary	TK/K–6	796	500	(296)
Emblem Academy Elementary	TK/K–6	590	850	260
Highlands Elementary	TK/K–6	542	750	208
James Foster Elementary	TK/K–6	656	650	(6)
Mountainview Elementary	K–6	934	950	16
North Park Elementary	K–6	796	725	(71)
Plum Canyon Elementary	K–6	701	850	149
Rio Vista Elementary	K–6	678	950	272
Rosedell Elementary	K–6	762	750	(12)
Santa Clarita Elementary	K–6	421	550	129
Skyblue Mesa Elementary	K–6	514	675	161
Tesoro Del Valle Elementary	TK/K–6	590	875	285
West Creek Academy Elementary	K–6	714	925	211
<b>Total</b>		<b>10,256</b>	<b>11,600</b>	<b>1,344</b>
<b>Schools Closed for the 2013–2014 School Year</b>				
Bouquet Canyon Elementary <sup>b</sup>	K–6	--	--	--
<p><i>K = kindergarten</i>  <i>TK = transitional kindergarten</i>  <sup>a</sup> <i>These data respond to DMS criteria regarding school enrollment and capacity.</i>  <sup>b</sup> <i>Upon closure of Bouquet Canyon Elementary, students living in the Bouquet Canyon Elementary School neighborhood were assigned to Rosedell Elementary. Students in the Haskell Canyon area were assigned to Foster Elementary. Bouquet students assigned to Foster may transfer to Rosedell to complete their elementary careers. Bouquet students have priority at West Creek during the Open Enrollment period.</i></p> <p><i>Source: Enrollment data and design capacity for the 2013–2014 school year provided via electronic correspondence, John Grow, Saugus District, November 5, 2013.</i></p>				

## (2) Newhall School District

Comprised of 10 elementary schools, the Newhall District serves grades K–6 children who reside in the Newhall, Valencia, Westridge, and Stevenson Ranch areas of the Valley. The current enrollment and design capacities for the schools in the Newhall District are listed in **Table 5.17-2**, Existing Design Capacities and Enrollments for the

Newhall District, below. As shown therein, the total student capacity within the Newhall District is 7,861; this capacity is provided via permanent and temporary (relocatable) classrooms. Total student enrollment in the Newhall District as of October 2013 was 6,823, or 87 percent of capacity. As indicated in **Table 5.17-2**, Existing Design Capacities and Enrollments for the Newhall District, McGrath Elementary and Pico Canyon Elementary operated above their design capacities for the 2013–2014 school year.

**Table 5.17-2**  
**Existing Design Capacities and Enrollments for the Newhall District<sup>a</sup>**

School	Grade Levels	2013–2014 Enrollment	Design Capacity	Capacity Overage/ (Shortage)
McGrath Elementary	K–6	740	720	(20)
Meadows Elementary	K–6	605	624	19
Newhall Elementary	K–6	677	792	115
Old Orchard Elementary	K–6	467	576	109
Peachland Elementary	K–6	534	672	138
Pico Canyon Elementary	K–6	960	925	(35)
Oak Hills Elementary	K–6	610	984	374
Stevenson Ranch Elementary	K–6	827	960	133
Valencia Valley Elementary	K–6	696	744	48
Wiley Canyon Elementary	K–6	707	864	157
<b>Total</b>		<b>6,823</b>	<b>7,861</b>	<b>1,038</b>

<sup>a</sup> *These data respond to DMS criteria regarding school enrollment and capacity.*  
*Source: Enrollment data and design capacity as of October 2013 provided via electronic correspondence, Ronna Wolcott, Assistant Superintendent, Business Services, Newhall District, October 3, 2013.*

### (3) William S. Hart Union High School District

There are a total of six high schools, a continuation school, middle college high school, independent study school, home school support program, six junior high schools, an adult school, and a regional occupational program within the Hart District.<sup>7</sup> The 2013–2014 enrollment and design capacities for the junior high and high schools in the Hart District are listed in **Table 5.17-3**, Existing Design Capacity and Enrollments for the Hart

<sup>7</sup> *William S. Hart Union High School District website, “About William S. Hart Union High School District” available at [www.hart.k12.ca.us/index.php/general/about-william-s-hart-union-high-school-district](http://www.hart.k12.ca.us/index.php/general/about-william-s-hart-union-high-school-district), 2014, accessed March 5, 2015.*

District, on page 5.17-14. As shown therein, the estimated total student capacity within the Hart District is 23,168. Total student enrollment in the Hart District for the 2013–2014 school year was 21,160, or 91 percent of total student capacity.<sup>8</sup> In order to accommodate existing and future students, the Hart District has approved and currently is constructing the new Castaic High School, which is anticipated to open in late 2017.<sup>9</sup> The design capacity of Castaic High School will be 2,600 students, and the boundaries encompassing West Ranch High School, Valencia High School, and Castaic High School will be realigned once Castaic High School opens.<sup>10</sup>

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<sup>8</sup> *Electronic correspondence, John Grow, SUSD, November 5, 2013.*

<sup>9</sup> *Telephone conversation, Ben Rodriguez, Chief Operating Officer, Hart District, August 26, 2014.*

<sup>10</sup> *Written correspondence, Lorna Baril, Business Services, Hart District, December 5, 2013.*

**Table 5.17-3  
Existing Design Capacity and Enrollments for the Hart District<sup>a</sup>**

School	Grade Level	2013–2014 Enrollment	Design Capacity	Capacity Overage/ (Shortage)
<b>Junior High Schools</b>				
Arroyo Seco Junior High	7–8	1,256	1,589 <sup>b</sup>	333
La Mesa Junior High	7–8	1,095	1,394	299
Placerita Junior High	7–8	1,087	1,236	149
Rancho Pico Junior High	7–8	1,022	1,200	178
Rio Norte Junior High	7–8	1,155	1,200 <sup>c</sup>	45
Sierra Vista Junior High	7–8	1,233	1,221	(12)
<b>Junior High Total</b>		<b>6,848</b>	<b>7,840</b>	<b>992</b>
<b>High Schools</b>				
Canyon High	9–12	2,450	2,538	88
Golden Valley High	9–12	2,197	2,600	403
Saugus High	9–12	2,376	2,511	135
Valencia High	9–12	3,074	2,764	(310)
West Ranch High	9–12	2,490	2,600	110
William S. Hart High	9–12	2,175	2,315	140
<b>High School Total</b>		<b>14,762</b>	<b>15,328</b>	<b>566</b>
<b>District Total</b>		<b>21,610</b>	<b>23,168</b>	
<p><sup>a</sup> These data respond to DMS criteria regarding school enrollment and capacity.</p> <p><sup>b</sup> This is the total classroom capacity. Modernization was completed in Summer 2007, which included the removal of relocatable classrooms. The new adjusted classroom capacity is 1,431 students.</p> <p><sup>c</sup> In addition to the permanent capacity, there is temporary classroom capacity for 368 students provided by 20 relocatable classrooms.</p> <p>Source: Enrollment data and design capacity as of October 2013 provided via written correspondence, Lorna Baril, Business Services, Hart District, December 5, 2013.</p>				

#### (4) County Development Monitoring System

The summary of existing conditions provided above, which includes existing capacity and enrollment data within each of the school districts and at the schools serving the Project Site, responds to DMS criteria regarding school capacity.

### 3. ENVIRONMENTAL IMPACTS

#### a. Methodology

The methodology used to evaluate school impacts involves the following: (1) projecting the number of future students generated by the Project; (2) identifying the existing schools that would serve the Project and comparing the number of Project-generated students to the current available capacity;<sup>11</sup> and (3) discussion of how compliance with the Agreements with the Newhall, Saugus, and Hart Districts would offset potential impacts to existing educational facilities. The anticipated number of students generated by Project households was calculated by applying generation rates provided by the Newhall, Saugus, and Hart Districts. This analysis is focused on public schools within the vicinity of the Project Site and does not take into account students who may enroll in private schools or participate in home-schooling.

#### b. Proposed Design Elements/Project Design Features

As discussed above, the Applicant has entered into Agreements with the Newhall, Saugus, and Hart Districts. The Agreements require, among other things, the Applicant to set aside land and provide funds to construct schools to accommodate students generated by the Project. As discussed further below, compliance with the Agreements would offset potential impacts to existing educational facilities created by the addition of students from the Project, the Specific Plan, and other nearby developments proposed by the Applicant. In accordance with the Agreements with the Newhall and Saugus Districts, and as described further in **Section 3.0**, Project Description, of this Draft EIR, the Project includes the construction of an elementary school on a 9.4-acre site located in the central portion of VTTM 53295 on Lot 373. As shown in **Figure 3-11**, Saugus Union School District Elementary School Site, in **Section 3.0**, Project Description, parking and drop-off areas would be provided on the school site. In addition, the school site would be connected with the surrounding residential areas through trails and paseos to provide pedestrian and bicycle access.

Beyond the Project characteristics described above and compliance with applicable regulations, including the Agreements, no specific Project design features (PDFs) are proposed with respect to schools.

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<sup>11</sup> Existing capacity data are used herein as future projected capacities are not available from the districts.

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### c. Significance Thresholds

Based on Appendix G of the CEQA Guidelines and other relevant criteria, the Los Angeles County Department of Regional Planning has determined that a project would have a potentially significant impact related to schools based on the following criteria:

**Threshold 5.17-1:** Would the Project create or exacerbate a failure to meet acceptable service ratios or established performance objectives, or result in substantial adverse physical impacts associated with the provision of new or physically altered facilities in order to maintain acceptable service ratios or other performance objectives for schools?

### d. Project Impacts

**Threshold 5.17-1:** Would the Project create or exacerbate a failure to meet acceptable service ratios or established performance objectives, or result in substantial adverse physical impacts associated with the provision of new or physically altered facilities in order to maintain acceptable service ratios or other performance objectives for schools?

Any potentially adverse physical effects on the environment associated with construction of the proposed elementary school are analyzed throughout **Section 5.0**, Environmental Impact Analysis, of this Draft EIR. Impacts on the Newhall, Saugus, and Hart Districts as a result of the Project are discussed below.

Occupancy of the Project's residential units would increase the number of students attending the schools that would serve the Project. Based on the student generation rates for the Newhall, Saugus, and Hart Districts provided in **Table 5.17-4**, Student Generation Rates for Each District, on page 5.17-17, the Project would generate a total of 445 elementary school students, 147 junior high school students, and 295 senior high school students. The impacts of these students on enrollment capacities at the schools serving the Project Site are discussed below.

**Table 5.17-4  
Student Generation Rates for Each District**

School District	Single-Family			Multi-Family			Total District Students
	Units	Student Generation Rate <sup>a</sup>	Students	Units	Student Generation Rate <sup>a</sup>	Students	
<b>Elementary School Student Generation</b>							
Saugus District	338	0.384	130	1,235	0.254	314	444
Newhall District	1	0.362	1	--	0.218	--	1
<b>Total</b>							<b>445</b>
<b>Junior High School Student Generation</b>							
Hart District Junior High School	339	0.1072	36	1,235	0.0897	111	<b>147</b>
<b>High School Student Generation</b>							
Hart District Senior High School	339	0.2246	76	1,235	0.1770	219	<b>295</b>
<sup>a</sup> These data respond to DMS criteria regarding student generation factors on a per unit basis. Source: Electronic correspondence, John Grow, Saugus District, November 5, 2013; Electronic correspondence, Ronna Wolcott, Assistant Superintendent, Business Services, Newhall District, October 3, 2013; and written correspondence, Lorna Baril, Business Services, Hart District, December 5, 2013.							

### (1) Elementary School Impacts (Saugus District and Newhall District)

As previously discussed, VTTM 53295 is located within the boundaries of two elementary school districts: the Saugus District, and a small portion of the Newhall District. Of the 445 students generated by the Project, approximately 444 students would reside within the Saugus District and approximately one student would reside within the Newhall District.

In accordance with the Agreement entered into with the Saugus District, the Applicant would provide for one new elementary school within the Project Site that would accommodate up to 750 students. Accordingly, the new elementary school would accommodate all 444 elementary school students forecast to be generated in that district by the Project.

While the precise timing for the opening of the proposed elementary school is currently unknown, the Agreement calls for an opening date based on the calendar year in which the projected number of students generated by the Project, the Specific Plan, and

other nearby developments proposed by the Applicant reaches 500 or more K–6 students to be served by the Saugus District. Until such time that the proposed elementary school within the Project Site is operational, students residing within the Saugus District would attend either Emblem Academy Elementary School located at 22635 West Espuella Drive or Highlands Elementary School located at 27332 Catala Avenue.<sup>12,13</sup> As shown in **Table 5.17-1**, Existing Design Capacity and Enrollments for the Saugus District, Emblem Academy Elementary School has available capacity for approximately 260 students and Highlands Elementary School has available capacity for approximately 208 students, yielding a total available capacity of 468 students. While the number of Project-generated students who would attend each elementary school is currently unknown, the combined capacity of these existing schools would be sufficient to accommodate the elementary school students generated by the Project.

In addition, the estimated one student within the Newhall District would be expected to attend Oak Hills Elementary School, located at 26730 Old Rock Road in Valencia.<sup>14</sup> As shown in **Table 5.17-2**, Existing Design Capacities and Enrollments for the Newhall District, Oak Hills Elementary School currently has available capacity for 374 students. Based on these data, Oak Hills Elementary School would have more than adequate capacity to accommodate the new student generated by the Project. Furthermore, the Agreement with the Newhall District states that Oak Hills Elementary School would be able to accommodate students in any un-used classrooms on an interim basis.

Thus, if residential units are constructed on-site prior to the opening of the proposed elementary school, there is adequate elementary school capacity such that Project students could attend the existing schools within the Saugus and Newhall Districts until the new school is operational.

Based on the above analysis, the anticipated 445 elementary school students generated by the Project would be adequately accommodated by Saugus District and

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<sup>12</sup> Telephone conversation, John Grow, Saugus District, February 20, 2014.

<sup>13</sup> It should be noted that there are five single-family lots split between the Saugus District and the Newhall District. For a more conservative analysis, this analysis assumes the students generated by the lots split between the Saugus District and the Newhall District would attend either Emblem Academy Elementary School or Highlands Elementary School in the Saugus District because these schools have less available capacity than Oak Hills Elementary School within the Newhall District. In addition, the student generation rate for single-family uses in the Saugus District is higher than the student generation rate for single-family uses in the Newhall District. As a result, there would be a total of 338 single-family units within the Saugus District and 1 single-family unit within the Newhall District. There are no multi-family units within the Newhall District.

<sup>14</sup> Electronic correspondence, Ronna Wolcott, Assistant Superintendent, Business Services, Newhall District, October 3, 2013.

Newhall District schools. As such, potential elementary school capacity impacts associated with the Project would be less than significant.

## **(2) Junior and Senior High School Impacts (Hart District)**

The approximately 147 Project-generated junior high students within the Hart District would attend Rancho Pico Junior High School, located at 26250 West Valencia Boulevard in Stevenson Ranch.<sup>15</sup> Based on existing enrollment and capacity data, Rancho Pico Junior High School has adequate capacity to accommodate these new students. Specifically, with the addition of Project-generated students, Rancho Pico Junior High School would have a remaining seating capacity of 31 students. Furthermore, under the Agreement with the Hart District, in the event there is insufficient interim capacity to accommodate all of the junior high school students generated by the Project, the Applicant would be responsible for the costs associated with installing portable classrooms on the existing junior high school sites.

The approximately 295 Project-generated senior high students within the Hart District would attend West Ranch High School, located at 26255 Valencia Boulevard in Santa Clarita.<sup>16</sup> Based on existing enrollment and capacity data, West Ranch High School would not have adequate capacity to accommodate these new students. Specifically, with the addition of Project-generated students, West Ranch High School would have a seating shortage of 185 students. However, as previously discussed, the Hart District has approved and currently is constructing the new Castaic High School, which is anticipated to open in late 2017. The design capacity of Castaic High School will be 2,600 students, and the boundaries encompassing West Ranch High School, Valencia High School, and Castaic High School will be realigned once Castaic High School opens. The realignment of Hart District boundaries will increase the capacity at West Ranch High School and, thus, would increase the capacity available to serve Project-generated senior high school students. Furthermore, under the Agreement with the Hart District, in the event there is insufficient interim capacity to accommodate all of the high school students generated by the Project, the Applicant would be responsible for the costs associated with installing portable classrooms on the existing high school sites.

Also of relevance, the Agreement with the Hart District requires the Applicant to provide an additional junior high school (sized to accommodate 1,200 students) and an additional senior high school (sized to accommodate 2,600 students) to the Hart District to accommodate the students generated from the development of the Project, the Specific

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<sup>15</sup> *Written correspondence, Lorna Baril, Business Services, Hart District, December 5, 2013.*

<sup>16</sup> *Written correspondence, Lorna Baril, Business Services, Hart District, December 5, 2013.*

Plan, and other nearby developments proposed by the Applicant when deemed necessary by the Agreement to provide adequate capacity. Thus, potential impacts associated with junior high school and high school facilities would be less than significant.

### **(3) Indirect Growth from Employment**

The Project includes 435,000 square feet of office uses and approximately 295,000 square feet of commercial retail development that would generate approximately 2,700 jobs. However, as described in **Section 5.14**, Population, Housing, and Employment, any indirect population growth associated with Project employment would not be substantial. Therefore, any indirect or direct demand for school services generated by Project employees would be negligible and impacts would be less than significant.

### **(4) County Development Monitoring System**

As previously discussed, the number of students anticipated to be generated by the Project is calculated in **Table 5.17-4**, Student Generation Rates for Each District. The data provided therein respond to DMS criteria regarding student generation factors on a per unit basis.

In addition, the DMS school services criteria focus on whether school facility capacity will be provided to accommodate the students generated by a project. To make that determination, the DMS assesses the deficit or surplus associated with each school level, calculated by determining the difference between capacity and the current number of students. The DMS then evaluates whether the students generated by a project can be accommodated. Based on the capacities of the schools serving the Project described above and implementation of the provisions of the Agreements between the Applicant and each of the school districts serving the Project, sufficient capacity would be available to accommodate Project-generated students in addition to future demands associated with existing and other planned future land uses within the service area of the school districts. Accordingly, the Project would be consistent with DMS policies as they relate to school services.

## **4. CUMULATIVE IMPACTS**

The geographic context for the cumulative impact analysis of schools is comprised of the Valley, which includes the Newhall, Saugus, and Hart Districts among other school districts. Anticipated growth within the Valley would cumulatively increase the demand for school services in these districts. As discussed in more detail in **Section 4.2**, Cumulative Impact Analysis Methodology, of this Draft EIR, cumulative growth through 2024 (i.e., the anticipated Project buildout year) would include growth forecasted in the Santa Clarita Valley Area Plan as well as any related projects not already accounted for within the growth

forecasts. **Table 4.2-1**, Related Projects, and **Figure 4.2-1**, Related Projects Map, in **Section 4.2**, Cumulative Impact Analysis Methodology, identify 67 related projects proposed or already approved within the Project vicinity.

The Area Plan acknowledges the need to provide additional school facilities in the Valley to accommodate future growth and development.<sup>17</sup> However, future development, including the related projects, would be required to pay development fees to public school districts that serve the Valley prior to the issuance of building permits pursuant to SB 50. Per Government Code Section 65995, the payment of these fees would be considered full and complete mitigation of school impacts generated by the related projects. Alternatively, related projects may enter into separate Agreements with the school districts to mitigate impacts to schools. As previously discussed, compliance with the Agreements with Newhall, Saugus, and Hart Districts would offset potential impacts created by the Project, the Specific Plan, and other nearby developments proposed by the Applicant. Thus, with compliance with the Agreements, the Project's contribution to cumulative impacts related to schools would be less than significant.

#### **(a) County Development Monitoring System**

As also indicated previously, the analysis above is consistent with DMS criteria as it relates to school services. Specifically, based on the capacities of the schools serving the Project and implementation of the provisions of the Agreements between the Applicant and each of the school districts serving the Project, sufficient capacity would be available to accommodate Project-generated students in addition to future demands associated with existing and other planned future land uses within the service area of the school districts. Accordingly, the Project would be consistent with DMS policies as they relate to school services.

## **5. MITIGATION MEASURES**

### **a. Newhall Ranch RMDP/SCP Mitigation Measures**

The Newhall Ranch RMDP/SCP EIS/EIR determined that school impacts would be less than significant, thus no mitigation measures were required.

### **b. Entrada South Project-Level Mitigation Measures**

Project and cumulative impacts to schools within the Newhall, Saugus, and Hart Districts would be less than significant. Thus, no mitigation measures would be required.

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<sup>17</sup> *Santa Clarita Valley Area Plan: One Valley One Vision 2012, Chapter 2: Land Use Element, p. 43.*

## **6. LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Project-level and cumulative impacts with regard to schools would be less than significant.