

4.3 PUBLIC SERVICES

FIRE PROTECTION SERVICES

EXISTING CONDITIONS

Fire protection services are made available to the Westchester-Playa del Rey Community Plan Area pursuant to the applicable provisions of the Los Angeles Municipal Code, the Fire Protection and Prevention Plan and the Safety Plan. Both plans are elements of the General Plan of the City of Los Angeles. These documents, which are designed to guide City and other governmental agencies, private developers and the public on the construction, operation and maintenance of fire protection facilities in the City, establish criteria for the distribution, design, construction and location of fire protection facilities, including systems incorporated into private developments. These standards specify fire flow requirements, minimum distances to fire stations, public and private specifications and location criteria, and access provisions for fire fighting vehicles and personnel.

The fire flow (in terms of gallons per minute from the local water system) necessary to contain a fire depends, in large part, on the land use or combination of land uses existing in the area being served. Consequently, the amount of water necessary for fire protection depends on various factors, including the type of development, risk of life, occupancy, and the level or intensity of a fire hazard. The fire flow requirements, pursuant to the Fire Protection Plan, vary from 2,000 gallons per minute (gpm) in residential areas to 12,000 gpm in commercial or industrial areas. **Table 4.3-1** summarizes the fire flow requirement for each type of land use

Table 4.3-1 Required Fire Flow by Type of Land Use	
Type of Land Use	Required Fire Flow*
Low Density	2,000 gpm from three(3) adjacent fire hydrants flowing simultaneously
High Density Residential Neighborhood commercial	4,000 gpm from four (4) adjacent fire hydrants flowing simultaneously
High Density Commercial or Industrial	12,000 gpm available to any block
*In gallons per minute (gpm) Source: Fire Protection and Preservation Plan (January 16, 1979), an Element of the General Plan, City of Los Angeles	

Table 4.3-2 summarizes the service radii for fire stations based on fire flow requirements.

Table 4.3-2 Service Radii of Fire Stations by Required Fire Flow (in Miles)		
Required Fire Flow*	Engine Company	Truck Company
Less than 2,000	1 1/2	2
2,000 to 4,500	1 1/2	2
5,000 to 8,500	1	1 1/2
9,000 to 12,000	3/4	1

*In gallons per minute (gpm)
 Source: *Fire Protection Plan*, an Element of the General Plan, City of Los Angeles

The Los Angeles Fire Department responds to four types of incidents, namely, fire incidents, hazards, physical rescues, and miscellaneous incidents. Firefighting apparatuses of the department include engines, aerial ladder trucks, aerial platform, water tower, hazardous material squad, fire boats, helicopters, foam (Crash Fire Rescue or CFR), crash rapid intervention vehicles (R.I.V.), rescue ambulances, heavy utility, foam carriers (light water), tractor transports, dozers and loaders. Other equipment used by City fire stations include rescue or paramedic ambulances, which are designed to function as a mobile intensive care units, and emergency medical technician (EMT) ambulances which are designed to handle lower-level emergencies and are equipped with standard first aid equipment. The resources of the Fire Department for emergency medical services include 55 paramedic rescue ambulances, 25 EMT-1 rescue ambulances, nine paramedic engines, and 17 assessment engines.

The principal types of service units found in existing City fire stations include:

- Engine Companies - Water pumpers with a four-person crew deployed alone or as a part of a Task Force. Paramedic Engine Companies have two crew members with paramedic training. Assessment Engine Companies have one crew member with paramedic training.
- Light Forces - An aerial ladder truck with a four-person crew deployed with an engine company which is staffed by one engineer. A Light Force is grouped with an engine company to form a Task Force.

- Paramedic Rescue Ambulances - Emergency medical care units capable of treating and transporting injured persons requiring trauma or critical care. They are deployed at either an engine company or task force station.
- Emergency Medical Technician (EMT) Ambulances - Emergency medical care units capable of treating and transporting injured persons requiring non-critical care. They are deployed at either an engine company or task force station.
- Fire Boat Company - Boats equipped with fire hoses and capable of fighting fires on the waterfront. They work much like pumper truck, but with more powerful pumping equipment. They are deployed at the Port of Los Angeles.
- Airport Crash Rescue Unit (CRU) - Vehicles especially equipped to prevent fires which may occur where there is an aircraft accident. Fire Station 80 at the Los Angeles World Airport (LAWA) houses one CRU and the second is stationed at Fire Station 90 next to the Van Nuys Airport along with a Task Force.

The Westchester-Playa del Rey community plan area is served by the following four fire stations.

Table 4.3-3 City Fire Stations Serving the Westchester-Playa del Rey Community Plan Area		
Station Identity & Location	Service and Equipment	Staffing
Fire Station 5* 6621 W. Manchester Avenue	Headquarters Battalion 5 Task Force and Engine Company Rescue Ambulance	12
Fire Station 51* 10435 Sepulveda Boulevard	Engine Company	4
Fire Station 80* 6911 World Way West	Airport Crash Rescue Unit	2
Fire Station 95* 10010 International Road	Task Force & Engine Company Rescue Ambulance	12
* located within the Westchester-Playa del Rey CPA		

Other fire stations which are closest to the Westchester-Playa del Rey CPA are Fire Station 62, located at 3631 Centinela Avenue in Mar Vista, and Fire Station 63, located at 1930 Shell Avenue

in Venice.

Traffic Conditions in the Community Plan Area. Traffic conditions in the community plan area are determined by existing link levels of service (LOS) measured at various intersections within the community plan area. Levels of service qualitatively measure the operating conditions within a traffic system and how these conditions are perceived by drivers and passengers. Levels of service range from free-flowing conditions at LOS A to overloaded conditions at LOS F. LOS D is typically recognized as the minimum satisfactory level of service in urban areas. The roadway classification evaluation conducted pursuant to the Westchester-Playa del Rey Transportation Improvement and Mitigation Program (TIMP) is included as **Appendix 7.2** in this environmental documentation.

IMPACT ASSESSMENT

Threshold of Significance. A significant impact would occur if the implementation of the proposed plan would (1) require the upgrading or improvements of existing fire protection equipment or infrastructure due to proposed land use designation changes; or (2) cause a deterioration in the operating traffic conditions which would adversely affect the response times for fire fighting and paramedic services.

Assessment. Implementation of the proposed plan may require upgrading or improvements of existing fire protection equipment or infrastructure or may cause a deterioration in existing operating traffic conditions which would adversely affect the response times for fire fighting and paramedic services. This is a significant adverse impact.

Operating Traffic Conditions. The implementation of the proposed plan may cause a significant adverse impact if it would result in an increased volume of traffic in various intersections within the community plan area. This increased volume of traffic may create a potential for congestion and delays, especially in areas where street capacity is inadequate to accommodate traffic, and would adversely affect response times for fire fighting and paramedic or emergency services. In parts of the community plan area where street capacity is adequate, increased traffic volume generated by the implementation of the proposed plan may not necessarily create a problem.

Land Use Designation Changes. **Section 4.1** (Land Use) describes the proposed land use changes and analyzes their impact. An analysis of these proposed land use changes indicates that several of the subareas would not have any significant adverse impact since such proposed changes would minimize land use conflicts. Furthermore, these proposed changes reflect existing uses and/or zoning. However, any changes in land designations which would allow a much greater housing density may require an upgrading or improvements of existing fire protection equipment or infrastructure in this subarea to accommodate future developments. This would result in a significant adverse impact.

The Department of Water and Power, however, has previously indicated that it possesses the capability of upgrading existing water facilities in the City to accommodate new or future developments, although specific plans for this purpose are developed only when there is an increase in growth and water demand patterns in a particular area.

MITIGATION POLICIES

The proposed Westchester-Playa del Rey Community Plan has incorporated programs and policies which help mitigate any significant adverse impact it may have on the provision of fire protection and emergency services to the residents of the CPA. In addition to these programs and policies, the following mitigation policies are proposed;

1. Identify areas of the CPA with deficient fire protection facilities and/or services and prioritize the order in which the areas should be upgraded. On established fire protection standards.
2. Require, in coordination with the Fire Department, adequate fire service capacity prior to the approval of proposed developments in areas currently located outside of the service areas or capability of existing city fire stations.
3. Promote continued mutual assistance agreements with neighboring cities, the County of Los Angeles, and other applicable agencies for the provision of fire protection services to the residents of the Westchester-Playa del Rey CPA.
4. Implementation of the Westchester-Playa del Rey Transportation Improvement and Mitigation Program (TIMP) contained in **Section 4.5** of the DEIR (Transportation)

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

None.

POLICE PROTECTION SERVICES.

EXISTING CONDITIONS

The Los Angeles Police Department (LAPD) has the responsibility of providing police protection services to the residents of the community plan area. The community plan area is within the

jurisdiction of the LAPD's Pacific Area. More specifically, the Westchester-Playa del Rey Community Plan Area is located in the Pacific Area's Reporting Districts (RD) 1486, 1494, 1497, and 1498. The Pacific Area covers 25.62 square miles and the station is located at 12312 Culver Boulevard, Los Angeles. The Pacific Area's jurisdiction is bounded by the Los Angeles City boundary and the Santa Monica Freeway (10) on the north, by the Los Angeles City Boundary on the east, by the Los Angeles City boundary on the south, and Ocean Front Walk and Vista Del Mar on the west. The boundaries for RDs 1486, 1494, 1497, and 1498 are as follows: the Airport boundary and Century Boulevard to the north, Pershing Drive to the west, the Los Angeles City boundary and Imperial Highway to the south, and the Santa Fe Railroad to the east.

There are approximately 290 sworn police officers and 38 civilian support staff deployed over three watches at Pacific Area.

The community plan area has an existing (2000) population of approximately 51,255 persons. As a general guideline, the Citywide General Plan Framework Project, using the National Association of City Managers and Police Department standard, considers as adequate a deployment ratio of four police officers per 1,000 residents. Based on this guideline, to have an adequate deployment to serve the police services needs of the residents, approximately 205 police officers should be deployed in the Westchester-Playa del Rey community plan area only, vis-a-vis its existing population.

Deployment of police officers to existing area stations in the City, however, is based on a number of factors and cannot be precisely calculated alone based on police-need-per-population standards. The Los Angeles Police Department presently uses a quantitative work load model, known as Patrol Plan, to determine the deployment level in each of the area stations. Patrol Plan, which was developed by a private consultant, is a computer program which mathematically formulates 25 data variables (factors) to provide patrol officer deployment recommendations for the 18 geographic Areas in the City to meet predetermined constraints (response time and available time). These factors include patrol speed, number of units fielded, forecast call rate, percent of calls with 1-6+ units dispatched, average service time, dispatching policy, percent of calls dispatched by priority, square miles of an area, average travel time and street miles (length of streets, alleys and other routes in an area).

Traffic Conditions in the Community Plan Area. Traffic conditions in the community plan area are determined by existing link levels of service (LOS) measured at various intersections within the community plan area. Levels of service qualitatively measure the operating conditions within a traffic system and how these conditions are perceived by drivers and passengers. Levels of service range from free-flowing conditions at LOS A to overloaded conditions at LOS F. LOS D is typically recognized as the minimum satisfactory level of service in urban areas. The roadway classification evaluation conducted pursuant to the Westchester-Playa del Rey Transportation Improvement and Mitigation Program (TIMP) is included as **Appendix 7.2** in this environmental documentation.

IMPACT ASSESSMENT

Threshold of Significance. A potentially significant impact may result if the proposed plan will induce substantial growth or concentration of population beyond the capacities of existing police personnel and facilities; or (2) cause a deterioration in the operating traffic conditions which would adversely affect the police emergency response time.

Assessment. Implementation of the proposed plan may require increased police protection services in this part of the City in terms of additional police officers, civilian employees and corresponding increase or expansion in police facilities and equipment or may cause a deterioration in the operating traffic conditions which would adversely affect response times for police emergencies.

Increased Need for Police Protection. The projected 2025 population for the Westchester-Playa del Rey community plan area is approximately 93,841 persons, an increase of 42,586 persons over the existing population. Utilizing the National Association of City Managers and Police Department standard of four police officers per 1,000 residents to determine the adequate level of deployment of police officers by 2025, the projected 2025 population of 93,841 persons would require approximately 375 police officers to be deployed in the community plan area to accommodate the increased need of the residents for police protection services. This would mean an additional 170 police officers over the present requirements for this community plan area only.

The increase in deployment of police officers will also require corresponding increased support staff, facilities and equipment. Implementation of the proposed plan, with attendant increases in population and development, is thus likely to cause an increase in the need for police protection services in this part of the City in terms of additional police officers, civilian employees and corresponding increase or expansion in police facilities and equipment. This is a significant adverse impact.

Operating Traffic Conditions. The implementation of the proposed plan may cause a significant adverse impact if it would result in an increased volume of traffic in various intersections within the community plan area. This increased volume of traffic may create a potential for congestion and delays, especially in areas where street capacity is inadequate to accommodate traffic, and would adversely affect response times for fire fighting and paramedic or emergency services. In parts of the community plan area where street capacity is adequate, increased traffic volume generated by the implementation of the proposed plan may not necessarily create a problem.

MITIGATION POLICIES

The proposed Westchester-Playa del Rey community plan has incorporated programs and policies which help mitigate any significant adverse impact it may have on the provision of police protection

to the residents community plan area. In addition to these programs and policies, the following mitigation policies are proposed:

1. Hire and deploy additional police officers and civilian personnel to accommodate growth or development generated by the implementation of the proposed plan pursuant to LAPD hiring and deployment procedures.
2. Expand and/or upgrade existing police protection equipment and/or facilities in areas of the community plan area which do not receive adequate police protection services.
3. Pursue State, Federal and other non-conventional funding sources to expand the number of sworn police officers.
4. Promote the establishment of police facilities which provide police protection at a neighborhood level.
5. Implement the Westchester-Playa del Rey Transportation Improvement and Mitigation Program (TIMP) contained in **Section 4.5** of the DEIR (Transportation).

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

None.

PUBLIC LIBRARIES

EXISTING CONDITIONS

The City of Los Angeles Public Library System provides library services to the Westchester-Playa del Rey community plan area. The Public Libraries Plan, an element of the City of Los Angeles General Plan which was adopted by the City Council in 1968, serves as a general guide for the construction, maintenance and operation of libraries in the City.

At present, there are two branch libraries in the CPA providing library services to the residents of the community plan area: the Westchester branch library and the Loyola Village branch library (See **Table 4.3-4**)

Table 4.3-4 Westchester-Playa del Rey Community Plan Area Libraries				
Branch Name	Address	Bldg Sq. Ft.	Collection	Circulation
Westchester	8946 Sepulveda Ewy.	5,918	41,339	78,928
Loyola Village*	7114 W. Manchester Avenue	4,369*	39,244*	85,221*
Subtotal		10,287*	80,583*	164,149*
<i>Source: City of Los Angeles Public Library; Annual Report on Growth and Infrastructure, Los Angeles Department of City Planning, 1996-1998</i>				

However, the existing Loyola Village branch library, located at 7114 West Manchester Avenue is, at the time of the preparation of this document, closed for construction as part of the 1998 Library Bond Program. The existing 4,369 square foot Loyola Village branch library is being demolished and a larger, 12,500 square foot, new building, with parking, is being constructed. The grand opening for the new library is scheduled to take place in June, 2003.

When the new Westchester-Loyola Village branch library is completed, it will serve as the community plan area's sole library. The existing 5918 square foot Westchester branch library, located at 8946 Sepulveda Expressway, will no longer function as a library.

The total area of library space will be 12,500 square feet and will exceed the present 10,287 square feet by 2,313 square feet. The materials collection would either exceed the present 80,583 volumes or remain the same.

In addition, libraries in the neighboring CPAs, as well as all branch libraries in the City of Los Angeles Public Library System, through their inter-library loan services, will continue to augment available library services.

Based on the standards established by the Public Libraries Plan as shown in **Table 4.3-5**, there exists a shortage of 2,313 square feet of public library space within the CPA at present. However, the CPA's public library space requirements would be met when the new 12,500 square foot library is completed.

Table 4.3-5 Library Branch Building Size Standards		
Population Served	Building Size*	Property Area*

Table 4.3-5 Library Branch Building Size Standards		
Under 25,000	Special Size	Undetermined
25,001 - 35,000	9,000	22,500
35,001 - 50,000	10,500	27,000
50,001 - 100,000	12,500	32,500
*In square feet. Source: City of Los Angeles Library Branch Facilities Plan		

Furthermore, when the other branch libraries are taken into consideration, the library services in the community plan area are further enhanced. However, all of these branch libraries serve more than one community plan area and there is no practical way of assigning what percentage or ratio of the total available library space serves the residents of the community plan area and vice-versa. In terms of the adequacy of materials collections, there exists no City standard to determine its adequacy, or lack thereof.

On the other hand, the State of California Library standard, as cited in the Los Angeles Citywide General Plan Framework Draft EIR, requires 0.5 square foot of public library space per resident. Based on this criterion, the existing library space need for the community plan area would be greater. At 0.5 square foot per resident, the community plan area's 2000 population of 51,255 persons would require a total of approximately 25,628 square feet. The State also recommends a minimum threshold level of two volumes of permanent collection per resident. Based on this standard, at least 102,510 volumes would be needed to serve the existing population.

IMPACT ASSESSMENT

Threshold of Significance Based on the Public Libraries Plan's guidelines approved in 1968, branch libraries generally serve a two-mile radius, with the size of a branch library being related to the size of the resident population. Nine thousand square feet of library space need to be provided for 25,000 to 35,000 people; 10,500 square feet for 35,001 to 50,000 people; and 12,500 square feet for 50,001 to 100,000 people. The State of California standard for public libraries provides a more accurate and easier parameter to apply, to wit: 0.5 square foot of library space and two volumes of permanent collection per resident. However, on-line services and virtual library with computer workstations that provide access to the library's on-line catalog, extensive information databases, multi-media software for students and free Internet searching for the public may lessen the adverse impacts resulting from a mismatch between available physical library space and CPA.

Assessment. Available public library services in the Westchester-Playa del Rey Community Plan

Area, in terms of library space and permanent volume collection, are inadequate at present to meet existing demands from the community's residents. Implementation of the proposed plan, with its concomitant population increases, will worsen existing deficiencies in library services in the community. This is a significant adverse impact. Based on the proposed plan's increase of 42,586 persons to the population of the Westchester-Playa del Rey community plan area by 2025, the additional future need for library space would be at least a 12,500-square-foot branch library, according to the City of Los Angeles standards. Under the State of California standard, this future population would require an addition of 22,173 square feet of library space and 88,690 volumes of permanent collection.

However, a 12,500 square foot branch library is currently under construction and will be opening to the public in June, 2003. Upon its completion, the new 12,500 square foot branch library will satisfy the community's library space requirements, based on the City of Los Angeles standards.

Since the provision of library services is based on distance and the concentration or level of population in a given area, the implementation of the proposed plan may adversely impact some parts of the community plan area more than other parts vis-a-vis the provision of library services. Any changes in land designations which would allow a much greater housing density, and, consequently, a greater concentration of population therein, may require construction of new libraries and/or upgrading or improvements of existing library facilities in the subarea to accommodate future increases in population.

MITIGATION POLICIES

The proposed Westchester-Playa del Rey community plan has incorporated programs and policies which help mitigate any significant adverse impact it may have on the provision of library services to the residents community plan area. In addition to these programs and policies, the following mitigation policies are proposed:

1. Develop a funding system to finance the construction of new branch libraries or the expansion and maintenance of existing facilities, the acquisition of equipment, books and other material.
2. Establish a volunteer program in the operation and maintenance of branch libraries.
3. Expand non-traditional library services, such as book mobiles and other book sharing strategies, where permanent facilities are not available or adequate.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

None.

PUBLIC PARKS

EXISTING CONDITIONS

The Los Angeles City Department of Parks and Recreation is responsible for operating and managing city-owned parks located within the City of Los Angeles. Guided by the Public Recreation Plan and Open Space Element, the department also performs or oversees all of the planning efforts and activities concerning city parks, recreational facilities and open space.

Recreational facilities in the Westchester-Playa del Rey CPA include parks and bicycle paths. These facilities are addressed by the City of Los Angeles in a number of planning documents, including the Public Recreation Plan, the Bicycle Plan and the Equestrian and Hiking Trails Plan.

The Community Plan Area has a total of six parks including one regional, two community and two neighborhood parks and some lots. These six parks have a total land area of approximately 311.27 acres. The only regional park serving the community plan area is Dockweiler Beach, which has a total land area of 272.00 acres and serves both Westchester-Playa del Rey and neighboring community plan areas. The total acreage of city-owned parks serving the Westchester-Playa del Rey community plan area is approximately 39.27 acres.

Table 4.3-6 Parks & Rec Facilities in the Westchester-Playa del Rey Community Plan Area			
Park name	Location	Total Acreage	Type
Culver Boulevard Lots	Culver Bl.	0.80	Other
Del Rey Lagoon	6660 Esplanade Pl.	12.72	C
Dockweiler Beach	8255 Vista Del Mar Bl.	272.00	R
Trask Triangle	Trask Av (at Waterview)	0.16	N
Vista Del Mar Park	Century & Vista Del Mar Bls.	1.80	N
Westchester Rec. Ctr.	7000 Manchester Av.	23.79	C
C = Community Park N = Neighborhood Park R = Regional Park			

Based on an existing population of approximately 51,255 persons, the existing ratio between available acreage of all parks serving the community plan area and its population is approximately 6.07 acres per one thousand persons. However, if only city parks are considered, then the existing ratio between the population and available city park acreage serving the community plan area is approximately 0.77 acres per one thousand persons. Both these overall ratios of parkland to population are lower than the long range standard of 10 acres of parkland per one thousand residents.

The Los Angeles Unified School District's (LAUSD) recreational facilities are occasionally contracted for use by the Department of Recreation and Parks for youth sports during afternoon hours and on weekends. Conversely, the school district occasionally uses city parks for organized baseball and football practice. No formal shared-use agreement for recreational facilities, however, exists between the City of Los Angeles and LAUSD.

IMPACT ASSESSMENT

Threshold of Significance. A potentially significant impact may ensue when demands for recreational services and facilities by the resulting population exceed the design or use standards of existing and/or planned facilities. The Public Recreation Element of the General Plan establishes the following criteria for parkland acreage: (1) six acres of regional parkland per 1,000 residents; (2) two acres of community parkland per 1,000 residents; and (3) two acres of neighborhood parkland per 1,000 residents. These acres correspond to a total of 10 acres of parkland per 1,000 residents.

Assessment. During the implementation of the proposed plan, the population of the Westchester-Playa del Rey community plan area is projected to increase to approximately 93,841 persons, an increase of 42,586 persons over the 2000 population of 51,255 persons. This level of population will increase correspondingly the parkland needs of the residents to approximately 9,384 acres by 2025, an increase of approximately 9,073 acres over existing acreage. Implementation of the proposed plan will worsen existing deficiency in parkland acreage and will create significant adverse impact on the provision of recreation facilities to the residents of the Westchester-Playa del Rey CPA.

Since the provision of recreational facilities is based on distance and population density, some parts of the community plan area may be more adversely impacted than others.

MITIGATION POLICIES

The proposed Westchester-Playa del Rey community plan has incorporated programs and policies which help mitigate any significant adverse impact it may have on the provision of recreational facilities to the residents community plan area. In addition to these programs and policies, the following mitigation policies are proposed:

1. Develop City or private funding programs for the acquisition and construction of new recreation and park facilities.
2. Prioritize the implementation of recreation and park projects in parts of the community plan area with the greatest existing deficiencies.
3. Establish joint-use agreements with the Los Angeles Unified School District and other public and private entities which could contribute to the availability of recreational opportunities in the community plan area.
4. Monitor and report appropriate recreation and park statistics and compare with population projections and demand to identify the existing and future recreation and park needs of the community plan area.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

Several factors effectively prevent the enumerated mitigation policies from bringing the impacts of the proposed plan on parks to a level of insignificance. These factors include the historic lack of and huge deficiency in parkland acreage, existing budget constraint and a high level of development where lands may not be available for conversion into or the creation of parks. Furthermore, with the comparatively large population expected by 2025, there may not be enough space in the community plan area to accommodate the projected required parkland acreage.

PUBLIC SCHOOLS

EXISTING CONDITIONS

The Los Angeles Unified School District (LAUSD) is mandated by the State of California with the administration and provision of public elementary and secondary education to the residents of Westchester-Playa del Rey CPA. Funds for the construction and maintenance of public schools within the school district come primarily from the state government.

Proposition BB was passed also in 1997 by the voters to provide the LAUSD funding in the amount of approximately \$2.4 billion for a number of school improvements, including new classroom construction, school repairs, purchase of portable classrooms, air conditioning, educational technology, lunch shelters, bleacher repair and seismic hazard mitigation.

According to LAUSD Strategic Execution Plan, December 18, 2001, the 1998 Master Plan, developed in support of the Proposition BB Bond initiative, identified 83,000 seats required to provide an opportunity for all LAUSD students to attend a neighborhood schools on a multi-track calendar. The 1998 Master Plan recognized that the long term educational objectives, requiring sufficient facilities to provide a single-track calendar for all students, was beyond revenues

anticipated in the near future. However, a revised plan recognized the need to implement a multi-track school year.

The LAUSD is currently engaged in the largest building program in recent memory. Over the next six years, the district will complete, states Facilities Services Division, the construction of 159 new facilities projects to accommodate explosive growth in student population. The New Facilities Master plan 2000, a road map for the district, identifies the need for 79 new schools, 60 on site building additions and 20 playground expansion projects. The 139 building projects will comprise 3,222 new classrooms and will accommodate a total of 76,871 students on a 2-semester basis.

New schools and site expansions will require the acquisition of over 450 acres of land. The total estimated cost of the Master Plan program is approximately \$2.8 billion. Funding has been so far identified from various sources including State Proposition 1A bonds and local Proposition BB bonds. The City of Los Angeles also collects developers' fees imposed on residential and commercial projects within its jurisdiction on behalf of the LAUSD, pursuant to AB 2926. Proceeds from this imposition are utilized by the school district for the purchase of portable classrooms, additional land, and the construction of new school buildings.

In addition to the traditional calendar system (nine months of school and three months of summer vacation), the school district has adopted four other differing multi-track, year round school calendars. Multi-track, year-round school calendars, namely 90/30, 60/20, Concept 6 and Concept 6 Modified were developed as a strategy to enable individual schools to increase their operating capacity to enable them to accommodate a greater number of students, thus enabling students to enrol in and attend their neighborhood schools.

The student population of the Westchester-Playa del Rey CPA is served by approximately 11 regular public schools, broken down as follows: seven elementary schools, two middle schools and two high schools. In addition, there are three special education schools located within the community plan area, one of which was constructed with Proposition BB funds. Proposition BB bond expenditures totaled \$1,351,603 for improvements to local schools as of 1998 (Source: Los Angeles Department of City Planning, Annual Report on Growth and Infrastructure, 1996-1998.) While there may also be some private schools located within and serving the community plan area, for the purposes of this environmental document, only the regular public schools will be taken into consideration.

Of the seven elementary schools, six schools are located within the community plan area, while the seventh one is located in the neighboring community plan area of Palms-Mar Vista-Del Rey. One middle school is located within the community plan area and the other one is located in the neighboring community plan area of Marina Del Rey. Likewise, one high school serving its student population is also located within the community plan area while the other high school is located in the neighboring community plan area of Venice.

Table 4.3-7 lists the public schools serving the Westchester-Playa del Rey Community Plan Area, Westchester-Playa del Rey Community Plan Update

their tracks, operating capacities, residential enrolment, actual enrolment, actual enrolment and magnet authorizations, for the school year 2001-2002..

During the 2001-2002 school year, the public schools serving the CPA had a total operating capacity of 12,985. Of this, elementary schools accounted for 3,828, middle schools 3,139, and high schools accounted for 6,018. During the same period, the actual enrollment was 9,654 students, with 2,854 students enrolled in the elementary schools, 2,390 students enrolled in the middle schools, and 4,410 students enrolled in the high schools.

Table 4.3-7 Public Schools Serving the Westchester-Playa del Rey Community Plan Area						
<u>LAUSD School</u>	<u>Address</u>	<u>Calender 2001- 2002</u>	<u>Op Cap*</u>	<u>Res Enr**</u>	<u>Act Enr</u>	<u>Act Enr + Mag Auth</u>
<u>Elementary (7)</u>						
98 th Street El.	5431 W 98 th St.	1 Track	389	335	316	316
Cowan Ave. El.	7615 Cowan Ave.	1 Track	581	604	462	462
Kentwood Ave. El	8401 Emerson Ave.	1 Track	518	290	403	403
Loyola Village El.	8821 Villanova Ave.	1 Track	748	282	359	679
Paseo Del Rey Nat. Sci. Mag.	7551 Paseo del Rey	1 Track	515	N/A	551	551
Westport Hgts. El.	6011 W. 79 th St.	1 Track	749	779	528	528
Playa Del Rey El.	12221 Juniette St.	1 Track	328	206	235	235
<u>Middle School (2)</u>						
Wright Middle	6550 W 80 th St.	1 Track	1,557	1,356	1,256	1,563
Marina Del Rey Middle	12500 Braddock Dr.	1 Track	1,582	1,047	1,134	1,404
<u>High School (2)</u>						
Westchester High	7400 Manchester Ave.	1 Track	2985	1,657	1,943	2,310

Table 4.3-7 Public Schools Serving the Westchester-Playa del Rey Community Plan Area						
<u>LAUSD School</u>	<u>Address</u>	<u>Calender</u> <u>2001-</u> <u>2002</u>	<u>Op</u> <u>Cap*</u>	<u>Res</u> <u>Enr**</u>	<u>Act</u> <u>Enr</u>	<u>Act</u> <u>Enr +</u> <u>Mag</u> <u>Auth</u>
Venice High	13000 Venice Bl.	1 Track	3,033	2,292	2,467	3,008
*Operating Capacity includes authorized magnet enrollment. **Residential Enrollment: students resident to that school; all travelers, permit, magnet & open enrollment students are 'returned' to the home school. Numbers reflect data collected for the school year 2001-2002. Source: Los Angeles Unified School District, September 25, 2002						

While the student population cannot, and should not, be attributed solely to the Westchester-Playa del Rey CPA, a review of the location of the public schools serving the community plan area indicates that the majority of these schools do not have service areas that extend beyond the boundary of the community plan area into adjacent areas of the City or another jurisdiction. Conversely, the service area of at least one public school located in an adjoining area may extend into the Westchester-Playa del Rey CPA. This situation indicates that there are students residing in the Westchester-Playa del Rey community planning area who attend schools outside of it and, vice-versa, there may be students residing in other community planning areas who may attend public schools located in the community plan area. In view of the foregoing, there exists an inherent difficulty of determining the (1) actual or accurate operating capacity of the public school system vis-a-vis the Westchester-Playa del Rey community plan area's student population and (2) an accurate count of such student population.

In determining the existing student population in the Westchester-Playa del Rey CPA, this environmental document utilized the generation rates employed in projecting its student population by 2025. The use of these generation rates will allow uniformity and consistency in determining whatever significant adverse impact the implementation of the proposed plan may have on the public school system in the Westchester-Playa del Rey CPA.

Based on these generation rates, the community plan area has an existing student population of approximately 15,067 students, broken down as follows: elementary schools - 5,982 students; middle schools - 2,987 students; and, high schools - 6,098 students.

Table 4.3-8 Student Population of the Community Plan Area

<i>Table 4.3-8 Student Population of the Community Plan Area</i>						
Grade Level	Single-Family*		Multi-Family**		Total	
	2000	2025	2000	2025	2000	2025
Elem. School (K-5)	3,194	5,064	2,788	6,901	5,982	11,965
Middle School (6-8)	1,720	2,727	1,267	3,137	2,987	5,864
High School (9-12)	2,359	1,774	3,739	4,392	6,098	6,166
Total	7,273	9,565	7,794	14,430	15,067	23,995
*Based on Single-family dwellings						
**Based on Multi-family dwellings						

IMPACT ASSESSMENT

This section establishes the thresholds of significance by which impact generated by, or attributable to, the proposed project would be gauged. Based on this threshold of significance, it then proceeds to analyze which of these identified impacts would have significant adverse effect on the environment.

Assessment. The table above indicated that the projected student population in the community Plan are by 2025 would be approximately 23,995, representing an increase of 59.25 percent or 8,928 students. Of this projected student population, 11,965 students would be in elementary schools, 5,864 students would be in middle schools, and 6,166 students would be in high schools. The projected increase in student population in the CPA during the planning period may not be accommodated by the public school system. Taken into consideration the problem of expected student population increase in adjoining CPAs or neighboring communities, there will be significant adverse impact.

MITIGATION POLICIES

The proposed Westchester-Playa del Rey Community Plan has incorporated programs and policies which help mitigate any significant adverse impact it may have on the provision of public educational facilities to the residents of the CPA. In addition to these programs and policies, the following mitigation policies are proposed:

1. Develop plans to address issues relating to siting and the joint use of facilities. To this end, identify strategies for the expansion of the school facilities, including:

- a. Siting of schools and other community facilities (libraries, parks, etc.) Within transit stations, centers or mixed-use areas so that they can complement each other and make the most use of the land provided for these services;
 - b. Locating middle schools and high schools close to transit stations and key centers, where possible, so that students can use the transit system to get to and from school;
 - c. Encouraging private redevelopment of existing schools sites in the immediate vicinity of transit station and centers so that the existing site (a low intensity site) would be replaced by a high intensity mixed-use development that would incorporate school facilities.
2. Construct schools where necessary to accommodate increase student population.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

None.