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

This section provides a discussion of the existing facilities and services related to schools and an analysis of potential impacts from implementation of the proposed project. Correspondence providing information related to schools is provided in Appendix G of this Draft EIR.

1. APPLICABLE PLANS AND POLICIES

a. City of Huntington Beach General Plan

The City's General Plan includes a Public Facilities and Public Services Element. This Element defines goals, policies, and programs related to the provision of public facility services and utilities. The services discussed in this element include law enforcement, fire protection, marine safety, education, libraries, and governmental administration.

The goal of the Public Facilities and Public Services Element regarding educational facilities that is applicable to the project site and/or the proposed project is as follows:

PF 4: Promote a strong public school system which advocates quality education. Promote the maintenance and enhancement of the existing educational systems facilities and opportunities for students and residents of the City to enhance the quality of life for existing and future residents.

The specific policy of the Public Facilities and Public Services Element regarding educational facilities that is relevant to the project site and/or the proposed project is as follows:

PF 4.2.3: Ensure that development shall not occur without providing for adequate school facilities.

2. ENVIRONMENTAL SETTING

The public education needs of the project area is served by the Huntington Beach Union High School District (HBUHSD), which contains seven (7) high schools and one (1) adult

school, and the Ocean View School District (OVSD), which contains eleven (11) elementary schools and four (4) middle schools. A list of schools serving the project area is shown in Table IV.I.3-1.

The elementary and middle schools, which serve the project area, are Westmont Elementary (K-5) and Spring View Middle (6-8). The high school serving the project area is Ocean View High School; the capacity of the school in October 1999 was 1,930 students and the projected enrollment for September 2000 was 1, 532 students.³⁸

The former Rancho View School facility was built in April 1959 and closed as an active school site in 1976. Although the active school site was closed, the facility was used as a District office for ten years. On March 28, 1997, OVSD sent a notice to the City in accordance with Government Code Section 64502c, indicating that the Rancho View Elementary School site was available for purchase. The City was given the first right of refusal to purchase the Rancho View Elementary School site from the OVSD, and had to respond to the notice within 60 days. Based on a review of the project site, the City's recreation needs, the estimated acquisition cost, and the cost of maintaining the site as open space, the City declined the purchase of the property. On September 11, 1997, the State Board of Education approved the OVSD's Request for Waiver, per Ed Code 39394 (Naylor Act) and Government Code Section 54222 that permits the sale or long-term lease of real property. On April 13, 1999, the OVSD entered into a long-term lease agreement with Eagle's, now known as Lowe's/Eagle's, for sixty-five years.

3. ENVIRONMENTAL IMPACTS

a. Significance Threshold

A significant impact to school facilities and services would occur if the proposed project is determined to:

- Be inconsistent with adopted plans and policies;
- Result in an increase in demand for school services to such a degree that accepted service standards could not be maintained by existing or planned resources; or
- Result in a need for the substantial expansion of existing or the construction of new facilities or the purchase of equipment.

³⁸ *Written Communication - Tish Koch, Assistant Superintendent of Business, Huntington Beach Union High School District, August 18, 2000.*

Table IV.I.3-1

Schools Serving the Project Site and Vicinity

Name of School	Location of School	School Enrollment
Westmont Elementary School (K-5)	8251 Heil Avenue, Westminster, CA 92683	612
Spring View Middle School (6-8)	16662 Trudy Lane, Huntington Beach, CA 92647	859
Ocean View High School (9-12)	17071 Gothard Street, Huntington Beach, CA 92647	1,532

Source: Written Communication, Ocean View School District, James R. Tarwater, Ed.D., District Superintendent, August 17, 2000; Written Communication, Huntington Beach Union High School District, Patricia Koch, Assistant Superintendent of Business, August 16, 2000.

b. Project Level Impacts

Development of Area A would result in the removal of the former Rancho View School buildings and all associated uses, thereby eliminating the possibility that the Rancho View School could be re-opened. The project site has not served as an open education facility for students for the past 25 years and would not adversely impact the level of service presently provided.³⁹

It is anticipated that implementation of the proposed project would not result in significant impacts on school services. The proposed project could indirectly generate additional students within the City of Huntington Beach. It is estimated that the proposed uses in Area A would employ between 130 to 175 employees, and that the maximum number of employees on any one shift would be approximately 100 people. It is anticipated that the majority of employees would be from the existing labor force in the City or would live in the adjacent cities. School needs generated by implementation of the proposed project could be accommodated with existing resources. For the past two decades, the students in the vicinity of the project site have been assimilated into the adjacent schools. The OVSD and HBUHSD have not identified a need for additional school facilities and do not currently have plans for expansion.

Implementation of the proposed project would not appreciably increase the local population or generate additional students that may affect school capacity. Additionally, the OVSD has indicated that the Rancho View Elementary School would not be required to accommodate existing or future students.

³⁹ *Written Communication from James R. Tarwater, Ed.D. District Superintendent, Ocean View School District, August 17, 2000.*

c. Program Level Impacts

Future development of Area B1 would allow for the intensification of the existing commercial/retail and restaurant uses from 30,575 square feet to approximately 74,400 square feet. The nine single-family residential units currently located in Area B1 would be removed. In conjunction with the proposed development of Area A, the uses on the entire project site would be intensified from 64,122 square feet to approximately 242,700 square feet of mixed uses.

Similar to the discussion above, future development of Area B1 is not anticipated to result in significant impacts on school facilities and services. On-site uses could indirectly generate additional students within the City of Huntington Beach; however, it is anticipated that the majority of employees would be from the existing labor force in the City or would live in the adjacent cities. Implementation of the proposed and future development on the project site would not appreciably increase local population or generate additional students that may affect school capacities in the OVSD or in the HBUHSD. It is expected that school needs generated by the development of Area B1 of the project site could be accommodated with existing resources.

The existing Ocean View School District Bus Maintenance Facility located in Area B2, would continue its current operations at this location and therefore would not impact school facilities and services.

4. CUMULATIVE IMPACTS

Development associated with the related projects described in Section III.B., Related Projects, could combine to generate demand for additional school services, which would be addressed through the respective jurisdictions' overall planning and budgeting process (e.g., property taxes, general fund revenues, and development fees). Each of the related projects would be individually subject to environmental review with respect to the demand for school services. Implementation of the proposed project would not significantly affect the provision of school services. Therefore, the proposed project in conjunction with other past, present, and reasonably foreseeable future projects would not result in a significant cumulative impact to school services.

5. STANDARD CITY POLICIES AND REQUIREMENTS

Compliance with development and building standards in accordance with the City's Zoning and Subdivision Ordinance, Design Review, and the Uniform Building Code will reduce

project impacts related to schools. The following conditions of the proposed project shall be completed:

Prior to Issuance of Building Permits

1. Payment of state-mandated school fees.

6. LEVEL OF SIGNIFICANCE BEFORE MITIGATION

It is anticipated that the majority of employees would be from the existing labor force in the City or would live in the adjacent cities. School needs generated by implementation of the proposed project could be accommodated with existing resources. For the past two decades, the students in the vicinity of the project site have been assimilated into the adjacent schools. The OVSD and HBUHSD have not identified a need for additional school facilities and do not currently have plans for expansion.

The existing Ocean View School District Bus Maintenance Facility located in Area B2, would continue its current operations at this location and therefore would not impact school facilities and services.

7. MITIGATION MEASURES

Implementation of the proposed project would not result in a significant impact to school services, and no mitigation measures would be required.

8. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Implementation of the proposed project would not result in a significant impact to school services.

The proposed project, in conjunction with other past, present, and reasonably foreseeable future projects, would not result in a significant cumulative impact to school services.