

Ms. Cruz,

This email is in response to your School Services Information Request received January 10, 2023.

1a. Name and address of schools serving the project location

Hickory ES
2800 W 227th St.
Torrance, CA 90501

Madrona MS
21364 Madrona Ave.
Torrance, CA 90501

Torrance HS
2200 W Carson St.
Torrance, CA 90501

1b. Track type
Single Track

1c. Current enrollment and capacity

Hickory Elementary School: Enrollment 818 and Capacity 838

Madrona Middle School: Enrollment 664 and Capacity 771

Torrance High School: Enrollment 2,005 and Capacity 2,277

1d. Whether there are planned improvements to add capacity through expansion

None

2. Are there plans to build any new schools that would serve the project area?

No

3. How does TUSD measure the numbers of new students generated by the additional employees who may move into the local area? Please provide generation rates.

STUDENT GENERATION FACTORS PER RESIDENTIAL UNIT

In order to analyze the impact on the School District's student enrollment from Future Units, Cooperative Strategies calculated SGFs for SFD and MFA units. The process of determining SGFs involved cross-referencing the School District's enrollment data against the County Assessor residential data. Sorting and extracting the County Assessor records by land use, Cooperative

Strategies developed a database of 28,351 SFD units. This database was then compared with the School District's student enrollment database to identify address matches. Upon comparison of the two (2) databases, 11,116 student matches were found, resulting in the SGFs shown in the Table 3:

Table 3
STUDENT GENERATION FACTORS FOR SINGLE FAMILY DETACHED UNITS

School Level	Students Matched	Single Family Detached Units	Student Generation Factors
Elementary School	4,675	28,351	0.1649
Middle School	2,641	28,351	0.0932
High School	3,800	28,351	0.1340
Total	11,116	N/A	0.3921

A procedure identical to the one used in calculating the SGFs for SFD units was used to determine SGFs for MFA units. A total of 7,779 students matched to the MFA database which consisted of 26,866 units. The resulting SGFs for MFA units are shown in Table 4:

Table 4
STUDENT GENERATION FACTORS FOR MULTI-FAMILY DETACHED UNITS

School Level	Students Matched	Multi-Family Detached Units	Student Generation Factors
Elementary School	3,523	26,866	0.1311
Middle School	1,774	26,866	0.0660
High School	2,482	26,866	0.0924
Total	7,779	N/A	0.2895

However, due to incomplete and incorrect address information in both the student enrollment and residential databases, Cooperative Strategies was unable to match all of the School District's students. The results are SGFs that understate the number of students generated by SFD and MFA units. After accounting for incoming interdistrict students that reside outside of the School District's boundaries there were 1,206 unmatched students. Therefore, Cooperative Strategies adjusted the SGFs listed in Tables 3 and 4 based on a rate which considers the number of students successfully matched to a school level and land use. The adjusted SGFs for each land use by school level are shown in Table 5:

Table 5
ADJUSTED STUDENT GENERATION FACTORS

School Level	Single Family Detached Units	Multi-Family Detached Units
Elementary School	0.1740	0.1384
Middle School	0.0988	0.0701
High School	0.1439	0.0992
Total	0.4167	0.3077

Let me know if you have any further questions.

Thank you,

Sandy Terrano

----- Forwarded message -----

From: **Sherrie Cruz** <sherrie@ceqa-nepa.com>

Date: Fri, Jan 13, 2023 at 2:08 PM

Subject: [External] RE: Rose Residential Project - Request for School Services Information

To: mauch.gerilynn@tusd.org <mauch.gerilynn@tusd.org>

Hello:

CAJA Environmental Services is preparing a SCEA for the Rose Residential Project in accordance with CEQA. As such, we are requesting information regarding school services.

Please see the attached for the request, including maps.

Thank you!

Sherrie Cruz

CAJA Environmental Services, LLC

9410 Topanga Canyon Blvd., Suite 101

Chatsworth, CA 91311

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Sandy Terrano

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