

Impacts After Mitigation

Development of the Proposed Project may have a significant impact on police services in the LAPD's West Valley Area. However, implementation of mitigation measures and the use of private on-site security would reduce these impacts to a less than significant level.

3. Schools

Environmental Setting

The project site is located within the Los Angeles Unified School District (LAUSD). The project site is in an attendance area serviced by El Camino Real Highschool, which is approximately 1 mile from the project site at 5440 Valley Circle Boulevard; Hale Middle School, which is approximately 1.35 miles from the project site at 23830 Califa Street; and Calabash Street Elementary School, which is approximately a quarter mile from the project site at 23055 Eugene Street. El Camino Real Highschool has an operating capacity of 3,395 and current enrollment generated within the attendance area is 1,871. Hale Middle School has an operating capacity of 2,400 and current enrollment generated within the attendance area is 1,244. Calabash Street Elementary School has an operating capacity of 475 and current enrollment generated within the attendance area is 266.¹

Significance Criteria

Impacts on school districts are considered significant if the project will result in generation of student demand for school services which exceed the short- or long-term capacity of district facilities.

Environmental Impacts

The Proposed Project would involve the redevelopment of a hospital facility, resulting in a net increase of 184,540 square feet of medical and service/administration use, and the development of 269 residential units (with 308 residents) and 21,000 square feet of activity/recreational space in an assisted living community. The assisted living residential units would be equivalent to or smaller than a one-bedroom rental apartment. According to the City of Los Angeles *Draft L.A. CEQA Thresholds*

¹ Deanna Stambouljian Evans, Environmental Planning Specialist, LAUSD Real Estate and Asset Management Branch. *Information Request for an Environmental Report*. July 8, 1999

Guide, any residence with one bedroom or less would not generate any new students¹. The proposed housing is intended for seniors who require daily medical and living assistance, and who would not have school-aged children living with them. Furthermore, the MPTF would be required to pay school development fees during the building permit process. These fees are meant to offset the costs involved in providing facilities to accommodate any increased enrollment in the school attendance area, due to the increased number of employees on the MPTF campus under the Proposed Project. Therefore, no significant school impact is anticipated due to the development of the Proposed Project.

Cumulative Impacts

Largely due to the Proposed Project's location adjacent to the City of Calabasas and Ventura County, all but three of the related projects are in different school attendance areas. Related projects number 8, 9, and 11 are in the same attendance area as the Proposed Project.

Related project number 9 consists of 228,00 square feet of office space, and therefore would not generate any school age children. Related project number 11 consists of 148 retirement community dwelling units with 200 senior residents, and a 2,000 square foot activity/recreational facility. As with the Proposed Project, this project would not generate any school-aged children.

Related project number 8 consists of 15 single family residential units. This development could potentially generate 3.75 to 7.5 elementary school aged children², 1.5 to 3.75 middle school aged children, and 1.5 to 3.75 high school aged children³, for a total of between 6.75 and 15 school age children. The number of school age children projected to be generated within the attendance area by the time this project becomes operational is well below the schools' operating capacities. Assuming the project would be operational within two years, the number of highschool age children in the attendance area would be 2,302, the number of middle school age children would be 1,532, and the number of elementary school age children would be 264. Therefore, the additional students generated by this project would not impact the schools that serve it.

¹ City of Los Angeles. *Draft L.A. CEQA Thresholds Guide*. Exhibit J.3-10, Reproduction of Los Angeles Unified School District (LAUSD) Student Generation Factors, Pg. J.3-50.

² Assumes between 0.25 elementary children per 2 bedroom single-family home, and 0.5 elementary children per 3 or more bedroom single-family home in a medium income area.

³ Assumes between 0.1 middle or high school children per 2 bedroom single-family home, and 0.25 middle or high school children per 3 or more bedroom single-family home in a medium income area.

Mitigation Measures

None required.

Impacts After Mitigation

None.

4. Parks And Recreation

Environmental Setting

The project site is located in the west San Fernando Valley, in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area of the City of Los Angeles.

The operation and management of City of Los Angeles parks and recreation facilities is performed by the Department of Recreation and Parks. Planning efforts and activities concerning parks, recreation facilities, and open space areas in the City of Los Angeles are governed by the Open Space Plan of the Open Space Element of the General Plan; the Public Recreation Plan of the Services Systems Element of the General Plan; and the Community Plans under the Land Use Element of the General Plan.

One 19 acre community park, an approximately 15 acre neighborhood park, and a 12.5 acre neighborhood park are located in the City of Los Angeles within two miles of the project area. These are identified on **Table 41, Local Parks and Recreation Centers**, page 190. Approximately half of the two mile radius around the project site falls outside of the City of Los Angeles. There do not appear to be any public parks within this area (which includes the City of Calabasas and the County of Los Angeles).

These three parks serve a population of 24,369 within the City of Los Angeles. The Community Plan establishes a requirement for 49 acres of community park and 49 acres of neighborhood park for a population of 24,369. Currently there are 19 acres of community park and approximately 27.5 acres of neighborhood park for the area. Therefore, the area is currently deficient in public parks and recreational facilities. However, the Public Recreation Plan designates one proposed community park and six proposed neighborhood parks within the Los Angeles portion of the relevant service area. Both the existing and proposed facilities are shown in **Figure 40, Public Facilities Map**, page 180.