

III. ENVIRONMENTAL SETTING

A. ENVIRONMENTAL SETTING

Information and descriptions included within the Environmental Setting is assumed to be accurate at the time the Notice of Preparation was prepared.

Project Site

The Project Site is located at 19601 Nordhoff Street in the Chatsworth area of the City of Los Angeles within the Chatsworth - Porter Ranch Community Plan Area. The Project is located in a developed portion of the western San Fernando Valley. The Project Site is square in shape and is approximately 35.5 acres. The Site is bounded by Prairie Street to the north, Corbin Avenue to the west, Nordhoff Street to the south, and Shirley Avenue to the east. The Project Site is currently zoned MR2-1, Light Industrial; [T][Q]M1-1, Light Industrial; and P-1, Parking. The [T] and [Q] Conditions were approved by Ordinance No. 171920 and apply only to the portion of the Project Site that has been approved for the construction of the Homeplace Retirement facility. The General Plan designation for the Project Site is Light Industrial.

Records indicate that the main building on the Project Site was constructed in approximately 1968. The Project Site is currently occupied by Litton Guidance and Control Systems which designs and produces components for aerospace applications. The Site is currently developed with a concrete tilt-up main building consisting of approximately 310,000 square feet located on the southern half of the Project Site. Several small buildings are located to the north and east of the main building including an approximately 4,000-square-foot storage building, an approximately 4,450-square-foot machine shop, and an approximately 8,000-square-foot maintenance shop. The Project Site currently employs approximately 1,000 people.²² To the southwest of the main building, located at the northeast corner of Nordhoff Street and Corbin Avenue, the Project Site is covered with a stand of trees approximately three acres in size. The main visitor parking lot is located to the southeast of the main building, at the northwest corner of Nordhoff Street and Shirley Avenue. The main visitor entrance is located between the visitor parking lot and a small stand of trees along the Nordhoff Street frontage. This area is grass-covered and landscaped for site maintenance and beautification with occasional tree plantings.

²²Letter from Vahan H. Pezeshkian, City of Los Angeles DOT to Darryl Fisher, LADCP. July 9, 1997.

To the northwest of the main building, located at the southeast corner of Corbin Avenue and Prairie Street, the Project Site includes an approximately eight acre, square-shaped parcel of land previously approved for the development of a senior housing facility. This parcel is currently vacant.

Approximately 20 percent of the Project Site is covered by landscaping, trees, or otherwise non-paved surfaces. Approximately 40 percent of the Project Site is covered with surface parking lots and other paved areas, and approximately 40 percent by buildings. Vegetation on Site is limited to landscaped areas, primarily along the periphery of the Site and within parking areas in addition to a small stand of trees located at the southwest corner of the Site.

Regional access to the project area is provided by the Ronald Reagan Freeway (CA-118), located approximately 2.4 miles to the north; Topanga Canyon Boulevard (CA-27), located approximately 2.6 miles to the west; the Ventura Freeway (US-101), located approximately 4.5 miles to the south; and the San Diego Freeway (I-405), located approximately 5.0 miles to the east.

Local access to the Project Site is provided by designated Collector Streets, Secondary Highways, and Major Highways. To the west, the Site is bordered by Corbin Avenue and Winnetka Avenue is located approximately .36 miles away; to the south, the Site is bordered by Nordhoff Street; Plummer Street is located approximately .25 miles to the north of the Site; Tampa Avenue is located approximately .36 miles to the east.

Properties to the north of the Project Site (“Add Area”) include commercial and industrial land uses. These uses include one- and two-story office, one- and two-story light industrial and manufacturing buildings, a two-story public storage facility, a seven-court tennis facility, and a skate park. To the west of the Site, across Corbin Avenue, are a mixture of commercial, office, and industrial buildings including two- and three-story buildings containing Washington Mutual Bank, Black Angus Restaurant, the Great Western Bank office complex, and a vacant office building. To the south of the Project Site, across Nordhoff Street, are commercial land uses including various retail stores, a Toyota car dealership, and various restaurants. Located to the east of the Site, across Shirley Avenue, is the Northridge Fashion Center. The Fashion Center is comprised of two- and three-story buildings with four anchor stores, various retail stores, and associated parking.

Per the California Environmental Quality Act (CEQA), Section 15125(d), it is necessary to discuss all applicable general and regional plans in the project area and potential inconsistencies that could develop as a result of the proposed Project. Applicable general plans in the project area include the Chatsworth - Porter Ranch Community Plan. The proposed Project at the Project Site includes a request for a General Plan Amendment from Light Manufacturing to Community Commercial and a Zone Change from MR2-1, [T][Q]M1-1, and P-1 to C2-1. Any potential inconsistencies with the Community Plan as a result of the proposed Project at the Project Site

are further discussed in **Section IV, G: Land Use** of this document. Applicable regional plans in the project area include Southern California Association of Governments (SCAG) regional plans. Any inconsistencies with the SCAG plans as a result of the proposed Project at the Project Site are further discussed in **Section IV, G: Land Use** of this document.

Add Area

Pursuant to the request of the LADCP, the area located to the north of the Project Site across Prairie Street has been included for environmental analysis purposes. The Add Area is comprised of approximately 15 individual parcels totaling approximately fifteen acres. Each parcel is under separate ownership. The Add Area is rectangular in shape and is bounded by commercial properties that front Plummer Street to the north, Corbin Avenue to the west, Prairie Street to the south, and Shirley Avenue to the east. Currently, properties within the Add Area are zoned MR2-1, Light Manufacturing; and P-1, Parking. The General Plan designation for the Add Area properties is Light Industrial.

Aerial photos indicate that the properties within the Add Area have been developed in the existing pattern since at least 1989. Currently, this area is developed with approximately 42,200 square feet of industrial uses, approximately 83,000 square feet of manufacturing uses, approximately 27,400 square feet of office space, approximately 97,600 square feet of public storage, and approximately 30,200 square feet of warehouse space.²³ Based on the square footage of Add Area buildings, the Add Area currently employs approximately 429 people.²⁴

Due to the urban nature and complete build out of the project area, the Add Area is void of vegetation and is composed almost entirely of impervious surface area.

Properties to the north of the Add Area include commercial land uses such as a Kmart Shopping center, a Gelson's supermarket, and various other retail outlets and restaurants. To the west, the Add Area is bordered by commercial and light industrial properties including an insurance agent and the Washington Mutual Bank complex. To the south, the Add Area is bordered by the Project Site, which is industrially-zoned. To the east, the Add Area is bordered by retail properties associated with the Northridge Fashion Center.

Local access to the Add Area is provided by designated Collector Streets, Secondary Highways, and Major Highways. To the north, the Add Area is served by Plummer Street, approximately .15 miles away; to the west, the Add Area is bordered by Corbin Avenue; to the south, the Add Area is served by Nordhoff Street, located approximately .25 miles south; and to the east, the Add Area is served by Tampa Avenue, located approximately .25 miles east.

²³Square footages based on the City of Los Angeles Department of Building and Safety Certificate of Occupancy Records.

²⁴See **Section IV, J: Employment, Table 37: Proposed Add Area Employees**.

Per the California Environmental Quality Act (CEQA), Section 15125(d), it is necessary to discuss all applicable general and regional plans in the project area and potential inconsistencies that could develop as a result of the proposed Project. Applicable general plans in the project area include the Chatsworth - Porter Ranch Community Plan. Pursuant to the request of the LADCP, the development scenarios for the Add Area include analysis of a General Plan Amendment from Light Manufacturing and a Zone Change from MR2-1 and P-1 to C2-1, in conjunction with the proposed Project at the Project Site. Any potential inconsistencies with the Community Plan as a result of the development scenarios analyzed for the Add Area are further discussed in **Section IV, G: Land Use** of this document. Applicable regional plans in the project area include Southern California Association of Governments (SCAG) regional plans. Any inconsistencies with the SCAG plans as a result of the development scenarios analyzed for the Add Area are further discussed in **Section IV, G: Land Use** of this document.