

III. ENVIRONMENTAL SETTING

A. OVERVIEW OF ENVIRONMENTAL SETTING

The project site is located in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan area of the City of Los Angeles. The northern portion of the site has a plan designation of Medium Density Residential, the southern portion of the site is designated for Low Density Residential, and a strip is designated for Open Space along a stream as shown in **Figure 5, Radius Map**, page 21. The Medium housing designation corresponds to a zoning of R3. The Low Density residential designation corresponds to RS, R1, RE9 and RD6 zoning. The northern portion of the site is zoned R3-1, and RA-1, and the southern portion is zoned RA-1XL. The project site is located approximately 250 feet south of the Ventura Freeway (U.S. 101) and approximately 8.25 miles west of the San Diego Freeway (I-405).

The project site is an irregularly shaped rectangle and contains approximately 44.8 net acres. The site lies at the foot of the northern edge of the Santa Monica Mountains. The site is composed of rolling terrain culminating in a grassy mound and knoll near the southern property line. The existing site consists of three distinct parcels: a northern developed parcel of approximately 18 acres, a central 5 acre area where the Stark Villas are currently under construction, and a southern undeveloped parcel of approximately 21.8 acres. The 5 acre construction site is not assessed as part of the Project site, but is assessed under Related Project Number 11, for the Stark Villas.

In 1942 the first Motion Picture and Television Fund (MPTF) buildings were constructed on the Woodland Hills campus. These included the A, B, C, D Wings, the Country House, the single unit cottages, the Lodge, the Human Resources building and the Motor Pool building. This development primarily took place along Mulholland Drive, on the northeastern quadrant of the site. Subsequent major development projects on the site included the Long Term Care Pavilion in 1959, the Administration Building, J & K Wings (Acute/Outpatient/ICU) and Louis B. Mayer Theatre in 1967, an addition to the Lodge in 1970, and the Skilled Nursing Facility in 1989. This development primarily took place to the west of the earlier development.

**FIGURE 5
RADIUS MAP**

The current development on the northern portion of the site consists of 38 one and two-story buildings containing a total of 277,776 square-feet, 256 nursing beds, 113 residential units, dining service, administration, and a theater. Vegetation on the northern section of the site consists of a landscaped mix of natives and ornamentals.

The southern 21.8 acres of the site is undeveloped. Of this, 15.8 acres are subleased for agricultural crop production. The remaining 6 acres are unmanaged and left as natural open space. Dry Canyon Creek transects the southern section of the site directly south and east of a grassy mound and knoll. The knoll is made up of natural bedrock, and the mound is comprised of fill reported to be residual from the construction of the Ventura Freeway (U.S. 101). Vegetation on the mound and knoll is predominantly non-native grasses with several large oak trees. Along the stream a well established riparian collection of trees and shrubs form a dense cover.

A combination of commercial and residential land uses surround the site. Land uses include retail commercial to the north directly across Calabasas Road, and in the El Camino Shopping Center located directly across Mulholland Drive to the east. The area further east is comprised almost entirely of single-family residences. Low density single-family residences are located to the southeast, and multi-family condominiums are located to the south. The western boundary of the project site abuts the City of Calabasas border. Land use along this boundary is characterized by single-family homes for the southern two-thirds of the project boundary, multi-family condominiums to the north of that, and retail commercial and office along Calabasas Road, as shown in **Figure 6, Aerial Photo**, page 23.

The environmental setting of the project site and the surrounding area has changed since the 1986 Environmental Impact Report was written. New development on the campus has included the Skilled Nursing Facility and two multi-unit cottages, resulting in a net increase of 87,286. The number of licensed beds on the campus has increased by 81 since 1986. Additionally, a equestrian trail has been developed along the western boundary of the site, and a traffic signal has been installed at the location of the main entrance to the campus at Spielberg Drive.

**FIGURE 6
AERIAL PHOTO**

Land use in the area surrounding the site has intensified since 1986. Multi-story office buildings have been developed on Calabasas Road, where previously there was low-rise retail commercial, and large shopping centers have now taken the place of the former street front retail shops. Additional uses have been added to the El Camino Shopping Center directly east of the site, including fast food restaurants. The land directly to the south of the site was vacant in 1986, and is now developed with multi-family condominiums. Associated with the development of these condominiums, the banks of the stream have been stabilized to the southwest of the project site.

Other changes in the environmental setting since 1986 have been the re-alignment of the Ventura Freeway on- and off-ramp with Mulholland Drive, and the incorporation of the City of Calabasas to the west of the site, which was formerly part of the County of Los Angeles.

Circulation around the MPTF campus includes Calabasas Road, Mulholland Drive, Valmar Road, El Cañon Avenue, and Park Sorrento. El Cañon Avenue, which forms the western border of the site within the City of Los Angeles, has been vacated for all but the northern-most eighth of the campus since 1986. The campus presently has four points of access: three from Mulholland Drive and one from El Cañon Avenue. Park Sorrento runs along the western border of the campus in the City of Calabasas; however, there is no direct access to the campus from Park Sorrento. From the City of Calabasas, Calabasas Road and Valmar Road provide circulation to the campus entrances. Parking is provided around the perimeter of the existing developed campus, including along the vacated El Cañon Avenue, and on Mulholland Drive.

B. RELATED PROJECTS

All new related projects not previously identified in the Final EIR have been identified. This research yielded 12 new projects that have either been approved, are pending approval or are proposed and on file with the City of Los Angeles up to June 1999. The locations of these projects are shown on **Figure 7, Related Projects**, page 26.

This list is comprised of projects which may reasonably be assumed to have the potential for augmenting potential impacts of the Proposed Project. Many of these projects are only in the permitting stage of development. These are identified in the status line as “In planning stage”.

The Related Projects study area is generally bounded by the Ahmanson Ranch to the northwest, the western-most portion of Parkway Calabasas to the southwest, Mulholland Highway to the south, and Vanalden Avenue to the east.

The cumulative impact analyses contained in this document have been performed on the basis of the Proposed Project's estimated sphere of influence in each impact category; as such, not all related projects may be included in the assessment of potential impacts in each impact category.

Total net development in the study area anticipated from construction of related projects are as follows:

Retail	201,760 square feet
Office	635,200 square feet ¹
Government	50,000 square feet
Hotel	390 rooms
School	1,146 students
Parkland	164 acres
Multi-Family Residential	728 dwelling units
Single Family Residential	1,736 dwelling units
Retirement Community	148 units
Activity/recreational Facilities	2,000 square feet (related to Retirement Community)

¹ Reflects the demolition of a 2,800 square foot modular office building under Related Project No. 11.

**FIGURE 7
RELATED PROJECTS**

City of Calabasas

1. Location: 23900 block of Park Sorrento, between Calabasas Road and Park Sorrento
Project: 210,000-square foot office building
Status: Approved
Case No.: Kilroy Park Center
2. Location: Park Sorrento between Calabasas Road and Park Sorrento
Project: 50,000-square foot government office
Status: Proposed
Case No.: Civic Center City Hall/Library
3. Location: 24106 Calabasas Road at corner of Parkway Calabasas and Calabasas Road
Project: 1,760-square foot commercial
Status: Proposed
Case No.: Texaco
4. Location: Southeast corner of Mulholland Highway and Old Topanga Canyon Road
Project: 375 student, 90 employee K-12 school
Status: Proposed
Case No.: Calmont School
5. Location: At terminus where Parkway Calabasas ends south of Route 101 Freeway
Project: 550 single family residential dwelling units
Status: Entitled/23 of the 550 built
Case No.: New Millennium Homes
6. Location: 24150 Park Sorrento between Calabasas Road and Park Sorrento
Project: 140 room hotel
Status: Approved
Case No.: Homestead Village
7. Location: Calabasas Road east of Mureau Road, west of Texaco Station
Project: 50,000-square foot auto dealership and ancillary uses
Status: Proposed
Case No.: Auto Dealership

City of Los Angeles

8. Location: 22700 Avenue San Luis
Project: 15 single family residential units
Status: Proposed
Case No.: 98-0270
9. Location: Valley Circle Boulevard north of Leonora Drive
Project: 228,000 square foot office
Status: In planning stage
Case No.: DOT
10. Location: 4200 Natoma Avenue
Project: 49 lot single family subdivision
Status: Proposed
Case No.: EIR 91-0325-SUB
11. Location: 23388 Mulholland Drive
Project: 148 Retirement Community Dwelling Units with 200 residents, with a 2,000 square foot activity/recreational facility; demolition of a 2,800 square foot modular office building.
Status: Fully Approved
Case No.: EIR 84-0391-CUZ(ZV) and ZA 86-0653-(CUZ)(ZV)

Ventura County

12. Location: Ahmanson Ranch
Project: 1,122 single family dwelling units, 728 multi-family dwelling units, 150,000 square foot retail, 200,000 square foot office, 250 room hotel, 157 acre golf course
Status: Conceptually Approved
Final Tract Map for Phase A submitted, incomplete at this time
(Phase A includes 5,000 square foot retail, 658 single family dwelling units, 157 acre golf course, 27,000 square foot, approximately 771 student¹ K-5 school, and 7 acre park.)
Case No.: TT 5206

¹ Assumes 35 square feet per student.