

F. LIGHT

1. Artificial Light

Environmental Setting

The project site is located in the Woodland Hills area of the City of Los Angeles. The northern 18 acres of the existing MPTF site is developed with 177,200 square feet of medical space, 56,095 square feet of residential space, 23,110 square feet of service/administration space, and 21,371 square feet of activity/recreational space. The central 15.8 acres are used for agricultural crops, and the southernmost 6 acres are undeveloped. Existing sources of illumination located adjacent to the project site include homes in adjoining residential neighborhoods, and night lighting in the commercial parking lots at the El Camino Shopping Center and the Sagebrush Cantina. Illumination is also produced by nighttime traffic and street lights on the surrounding roads, including Mulholland Drive, Calabasas Road, Valmar Road, Park Sorrento and the 101 Freeway.

The project site is visible from the residential neighborhood along Valmar Road and Park Sorrento, approximately 100 feet away from the site, and an unknown number of homes in the Santa Monica Mountains south of the site. From the near view, the undeveloped portion of the site appears as part of a dark area completely surrounded by development. From the distant views residences do not have a clear view of the project site since they are at the same elevation and various foliage obscures the view.

Significance Criteria

Significant artificial lighting impacts could occur when new sources are introduced to an area which has none or the lighting is of such intensity that it disrupts existing or planned activities on surrounding properties.

Environmental Impacts

The proposed Master Plan calls for a net increase of 139,500 square feet of medical use, 252,070 square feet of residential use, 45,040 square feet of service/administration use, and 21,000 square feet of activity/recreational use on the project site. This would result in the development of approximately

21.8 acres of undeveloped land. Illumination sources associated with the project would consist of security lighting, landscape lighting, directional internal lighting comparative to a multi-family development, and lighting of parking areas.

Illumination due to development of the southern 21.8 acres of the MPTF site would be visible from the adjacent residential areas, approximately half to three-quarters of a mile to the southwest. Residents in these areas with a direct line of site to this portion of the site would perceive the new development as additional lighting on what was formerly an empty, open space surrounded by night lighting sources which appear as a glow. Hillside residents would see the new illumination as an individual lighting source surrounded by urban development.

While the Proposed Project would create artificial light in a previously undeveloped area, the introduction of these new lighting sources would not be considered a significant impact. Any views of the undeveloped portion of the site also contain views of night-lighting beyond the site and/or on either side of the site. The illumination that would be generated is not expected to be significantly more than that of the surrounding residential, commercial and street illumination. Compliance with the City Code requires lighting to be directed on site. As a result of this requirement and distance from adjacent uses, project lighting is not anticipated to prevent or disrupt surrounding uses nor result in a significant impact.

Cumulative Impacts

The related projects are too far removed or have geographical obstructions which prevent their contributing to the perceived glow. Therefore, there would be no cumulative artificial light impacts.

Mitigation Measures

Although no mitigation measures are required, the following measures are recommended to further reduce the less than significant impact:

- ! All lighting shall be in accordance with applicable City of Los Angeles requirements.

- ! A lighting plan shall be prepared for approval by the Planning Department to ensure that lighting does not adversely illuminate neighboring residences.

- ! Low level security lighting shall be used in outdoor areas.

- ! All exterior lighting shall be directed on site and light sources should be shielded so as not to be visible from surrounding properties.

- ! Measures in *Section IV.O.1, Energy*, page 193, relating to the installation of timers on interior lights, shall be implemented to ensure that the Proposed Project is minimally lit during evening hours.

Impacts After Mitigation

The project would result in an overall increase in nighttime illumination in the project area, due to use of the proposed facilities. However, these impacts would be less than significant. Mitigation measures would further reduce these impacts.

2. Natural - Shade/Shadow

Determined not significant by the Los Angeles City Planning Department October 4, 1984, and January 22, 1999, Initial Studies.