

**Section 5.1**  
**LAND USE**

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## 5.1 LAND USE

The purpose of this section is to 1) identify the existing land uses on and around the project site; 2) determine consistency with applicable land use plans, policies, regulations and conservation plans; and 3) analyze potential land use impacts of the project on these existing uses. Information presented in this section is based upon the *City of Santa Clarita General Plan* and *Unified Development Code* (UDC). This section identifies on-site and surrounding land use conditions and land use policy requirements set forth by the City of Santa Clarita.

### 5.1.1 REGULATORY FRAMEWORK

#### CITY OF SANTA CLARITA GENERAL PLAN

The *City of Santa Clarita General Plan (General Plan)* comprises goals, objectives, and policies addressing a variety of issues affecting future development of the City. The *General Plan* is a comprehensive document that contains seven mandatory elements (issues), in accordance with State law. These elements are Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. The *General Plan* also contains the following six optional elements: Community Design; Economic Development/Community Revitalization; Human Resources; Public Services, Facilities, and Utilities; Parks and Recreation; and Air Quality.

The Land Use Element of the *General Plan* “. . . plays the central role in correlating all land use issues into a set of development policies. While all General Plan elements carry equal weight, the Land Use Element is often perceived as the single most representative element of the General Plan. The element serves as a guide for future development, indicating the location and extent of existing and planned land uses.”<sup>1</sup>

In June 1991, the City adopted its first General Plan, of which the General Plan Land Use Map is a part. At the time this land use map was developed, the preparers of the plan did not consider an institutional land use category. This creates a situation where numerous institutional uses throughout the City contain residential land use designations. The Henry Mayo Newhall Memorial Hospital campus is designated as Residential Low (RL) on the General Plan Land Use Map, consistent with the adjacent neighborhood. Under the City's *General Plan*, institutional uses such as schools, libraries, fire stations, sheriff's stations, post offices, churches and hospitals are conditionally permitted uses within the RL zone. The Henry Mayo Newhall Memorial Hospital is the only hospital identified in the Public Services, Facilities and Utilities Element of the 1991 City of Santa Clarita General Plan.

#### CITY OF SANTA CLARITA UNIFIED DEVELOPMENT CODE

The *Unified Development Code (UDC)* is included within the *City of Santa Clarita Municipal Code* as Titles 16 (Subdivisions) and 17 (Zoning). The *UDC* establishes standards for zoning, subdivisions, and grading, and sets forth the details and standards for each of the 16 zoning designations.

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<sup>1</sup> City of Santa Clarita. *Santa Clarita General Plan – Land Use Element*. June 25, 1991. Page L-1.



The zoning designation for the project site is Residential Low (RL) on the City's Zoning Map. The RL Zone permits hospital and related uses with the approval of a Conditional Use Permit (CUP) or a Master Plan. The requirement for a CUP for any land use does not render the use inconsistent with the zoning, but instead requires a higher level of review and discretion when considering the establishment or expansion of the use.

The *UDC* allows for placement of a hospital and hospital services in the majority of residential and commercial zones with the approval of a conditional use permit or a master plan. The hospital sought and received approval of a CUP for the hospital use prior to City incorporation in 1987. Pursuant to the *UDC*, the hospital is now seeking approval of a Master Plan for the medical campus expansion, buildings that exceed the *UDC's* 35-foot height threshold, and two helipads.

The *General Plan* land use and zoning designations for the project vicinity are illustrated in *Exhibit 5.1-1, General Plan/Zoning Map*.

## 5.1.2 ENVIRONMENTAL SETTING

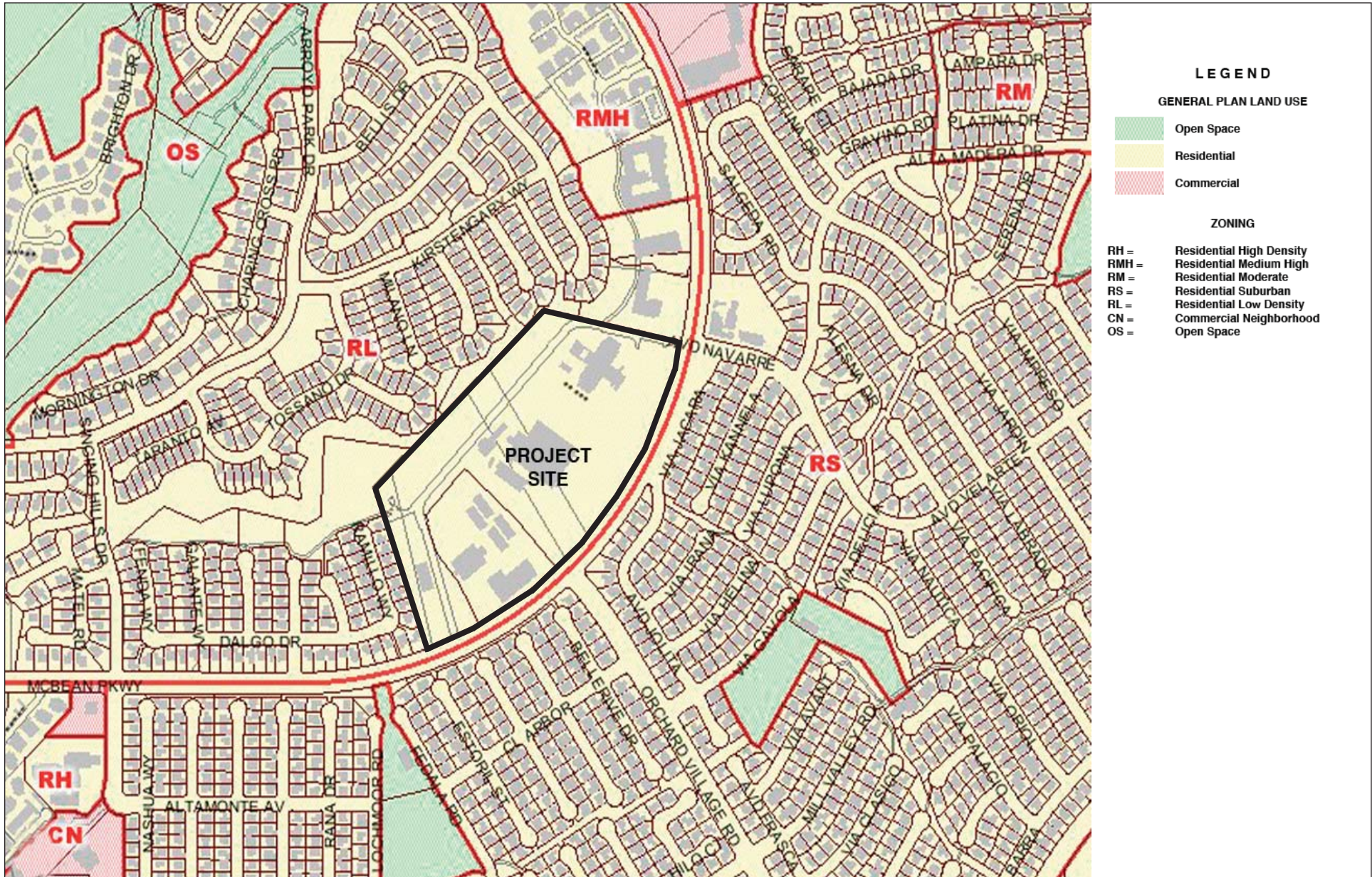
The City of Santa Clarita is an urbanized area with approximately 177,000 residents located +/-35 miles north of downtown Los Angeles. Another approximately 60,000+ residents live just outside City limits in the unincorporated Los Angeles County territory of the Santa Clarita Valley. The Valley has experienced tremendous growth in the 30+ years since the hospital was first constructed as part of Newhall Land and Farming's Valencia Master Plan and this growth is expected to continue over the next several decades. At buildout, the Santa Clarita Valley is expected to accommodate a population of approximately 500,000 residents.

### ON-SITE LAND USES

Today the project site is developed with an existing medical campus. Presently, the medical campus occupies 340,071 square feet of building area, consisting of 104,160 square feet of medical offices (including an 8,000 square-foot Foundation & Administration office building) and 235,911 square feet of hospital-related floor area. The hospital-related uses consist of:

- ◆ 146,000 square-foot Main Hospital
- ◆ 5,286 square-foot Main Hospital basement
- ◆ 63,800 square-foot Nursing Pavilion
- ◆ 9,122 square-foot Hospital Bridge (covered walkway)
- ◆ 8,585 square-foot Mechanical Plant
- ◆ 3,118 square-foot Facilities Building (warehouse and office)

The hospital bridge is a covered walkway that connects the Main Hospital building with the Nursing Pavilion building. The hospital use and initial development of the campus occurred under the Los Angeles County zoning regulations, which were in place until December 1992.



Source: City of Santa Clarita, GIS Department, 2002-2005.

NOT TO SCALE



06/08 • JN 10-103970

REVISED ENVIRONMENTAL IMPACT REPORT  
HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN  
**Existing General Plan/Zoning Map**

**Exhibit 5.1-1**



## **SURROUNDING LAND USES**

Land uses to the north, northwest, and west of the project site consist of single-family residences zoned Residential Low (RL). Land uses to the northeast consist of medical offices zoned Residential Low (RL) and senior housing (assisted living) zoned Residential Medium High (RMH). Land uses to the south, southeast, and east consist of single-family residences zoned Residential Suburban (RS). Similar to the RL and RMH designations, RS-zoned areas permit additional uses, including churches, hospitals, and schools.

Extending beyond the immediate vicinity of the project site, McBean Parkway from Interstate 5 to Valencia Boulevard consists of an approximately three-mile long mixed-use corridor. Neighborhood shopping centers, a four-year university, churches, an assisted living facility, single-family homes, multi-family condominium complexes, community recreational facilities, and offices are among the uses along the corridor.

## **ENVIRONMENTAL SUSTAINABILITY**

The term “sustainable development” has been defined as balancing the fulfillment of human needs with the protection of the natural environment, so that these needs can be met not only in the present, but in the indefinite future. The more general usage of the term has become known as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This movement toward sustainability, originally known as the New Urbanist movement and more recently termed Smart Growth, began in response to the social, economic, and environmental challenges and costs associated with urban sprawl that has occurred since the end of World War II. The principles of this movement include:

- ◆ Encouraging compact development that is regional in scope and supportive to public transportation;
- ◆ Locating residential, commercial, jobs, parks and civic uses within walking distance of transit stops;
- ◆ Creating pedestrian friendly, walkable streets and neighborhoods;
- ◆ Providing a mix of housing types and densities at a variety of competitive price points;
- ◆ Preserving sensitive habitat, riparian zones and high quality open space;
- ◆ Making public space the focus of building orientation and neighborhood activity;
- ◆ Creating destinations and a great sense of place in all zones; and
- ◆ Encouraging infill development, particularly along transit corridors.

An environmentally sustainable approach to land use planning is an interdisciplinary process, considering proposed development and the surrounding ecosystem as components of interdependent systems. These systems are complex, interconnected, and dynamic. The fundamental basis of environmental sustainability is that the well-being of people is maintained and enhanced only when the integrity of the ecosystem is maintained; therefore, the outcomes of development decisions on all systems must be evaluated to ensure the well-being of both the human and natural environments. Sustainability goes beyond the concept of minimizing individual impacts through mitigation measures, and is instead a positive approach geared toward achieving long-term well-being for human and natural ecosystems.



Because the issues of air quality, energy consumption, water, climate change, depletion of non-renewable resources, loss of biodiversity, use of land, and human health are all interrelated, ensuring environmental quality and public welfare requires new approaches to environmental protection. This requires a greater understanding of the wider impacts of development through the life cycle of construction, use, re-use, demolition, and recycling of materials and requires a more integrated, systematic approach to evaluating and planning for development. For example, constructing a “green” building with recycled materials and energy-efficient lighting may have minimal benefit if the location of the building causes a large increase in vehicle emissions due to its location many miles from employees, suppliers, and markets. This requires a shift in thinking. Government, business, and citizens must work together to create a vision of sustainable development that includes both human and environmental wellness.

The City is currently updating its General Plan under the joint City/County One Valley/One Vision project. Sustainability is addressed throughout many areas of this long-term planning document. This General Plan will address a number of sustainability issues related to human-built systems, including land use. Increasing density and making better use of existing infrastructure systems is one direction cities are heading through sustainable development practices. Getting people out of their vehicles and into public transportation or other modes of travel helps improve environmental quality and public health by reducing pollutants that enter the environment. Making communities more walkable whereby workers and others can get to their jobs, to the store, to recreational facilities or to access other services on foot or by bicycle increases the quality of life not only for residents living nearby, but also for the region overall.

### 5.1.3 SIGNIFICANCE THRESHOLD CRITERIA

The City of Santa Clarita Local CEQA Guidelines (Resolution 05-38) adopted on April 26, 2005, as well as the City’s General Plan and Municipal Code, serve as the basis for identifying thresholds determining the significance of the environmental effects of a projects. Where thresholds are not specifically identified, the Initial Study checklist contained in Appendix A of this EIR relating to land use have been utilized to formulate additional significance criteria in this section. Accordingly, a project may create a significant environmental impact if one or more of the following occurs:

- ◆ Conflict with any applicable land use plan, policy, or regulation of the agency with jurisdiction over the project (including but not limited to the general plan or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

The proposed HMNMH Master Plan has been evaluated based on these standards. Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

Land use goals contained in the *General Plan* describe methods of preserving the character of the community by promoting orderly growth to occur along with the availability of public facilities needed to support it. Public facilities include such things as roads, sewers, water service, schools, and medical care. Achieving a well balanced, financially sound, and functional mix of residential, commercial, industrial, open space, recreational, institutional, and educational land uses is also one of the goals of the *General Plan*. Services and commercial activities should be located adjacent to



arterial roadways where they are most accessible to residents and should be sensitive to surrounding residential land uses. Locating more intensive land uses in the central portion of the City also promotes accessibility and is encouraged.

Conversely, land use conflicts may occur if new development causes or exacerbates infrastructure deficiencies, results in excessive noise or light, blocks scenic views, or impacts public safety. The HMNMH Master Plan has been evaluated to address these issues in other sections of this EIR.

## 5.1.4 IMPACTS AND MITIGATION MEASURES

### CITY OF SANTA CLARITA GENERAL PLAN

*Level of Significance Prior to Mitigation:* Less Than Significant Impact.

*Impact Analysis:* The *General Plan* contains numerous goals and policies to guide development and uses planned within the City. The goals and policies that are particularly relevant to the proposed project in the context of land use are outlined in *Table 5.1-1, Project Consistency With Applicable General Plan Goals and Policies*. The 2005 and 2006 Draft EIRs included a review of the project's consistency with *General Plan* goals and policies. The revised 2008 Draft EIR also includes such a review. However, the 2005 and 2006 Draft EIRs included policies that were not directly pertinent; the discussion of those irrelevant policies has been eliminated in this EIR. *Table 5.1-1* provides an analysis of the proposed project's consistency with the applicable goals and policies.

**Table 5.1-1  
Project Consistency with Applicable General Plan Goals and Policies**

City of Santa Clarita General Plan Implementing Goals and Policies	Consistency of Proposed Project
<b>LAND USE ELEMENT</b>	
<b>Goal 1:</b> To preserve the character of the communities and the integrity of the Santa Clarita Valley by permitting orderly growth through the synchronization of development with the availability of public facilities needed to support it.	<u>Consistent.</u> The proposed project helps to meet increased healthcare demand as the community grows and helps to provide adequate public facilities, either through development of infrastructure or payment of fees for facilities and services, to the satisfaction of affected public agencies.
<b>Goal 2:</b> To achieve the development of a well balanced, financially sound, and functional mix of residential, commercial, industrial, open space, recreational, institutional and educational land uses.	<u>Consistent.</u> The proposed project includes the expansion of the existing hospital and helps to balance the needs of a growing population with the availability of medical services.
Policy 2.11: Provide for the reservation of adequate land to meet projected institutional and infrastructure needs.	<u>Consistent.</u> Expanding the existing HMNMH campus with additional inpatient hospital and medical office space would maximize use of land currently utilized for these types of uses.
<b>Goal 3:</b> To achieve a balanced physical environment through sensible land use planning and urban design, while establishing the City's role as a regional center.	<u>Consistent.</u> The proposed project has been designed in a sustainable manner that is sensitive to the environment, maximizes use of existing infrastructure, and meets City standards for site planning, architectural design, parking, and pedestrian access. Expanding healthcare services at this location increases the significance of this site to the region.



**Table 5.1-1 (Continued)**  
**Project Consistency with Applicable General Plan Goals and Policies**

City of Santa Clarita General Plan Implementing Goals and Policies	Consistency of Proposed Project
<p><b>Goal 4:</b> To ensure that development in the City is consistent with the overall community character and that it contributes in a positive way toward the City's image.</p>	<p><u>Consistent.</u> The proposed HMNMMH Master Plan meets architectural design guidelines established by the City. All buildings would be subject to approval by the City to ensure consistency with the Master Plan.</p>
<p>Policy 4.3: Encourage setbacks, landscaping, and other measures to provide physical and visual buffers between land uses to minimize potential land use conflicts between dissimilar uses.</p>	<p><u>Consistent.</u> The proposed project makes use of mature landscaping and setbacks, which provide buffers between the project site and adjacent residential uses.</p>
<p>Policy 4.14: Regulate lighting in new and existing development so that it does not unduly contribute to nighttime visual pollution and glare, and is compatible with surrounding land uses.</p>	<p><u>Consistent.</u> The proposed project's lighting plans would be designed to ensure that lighting does not interfere with on-site or surrounding uses.</p>
<p><b>Goal 7:</b> To preserve the character of the communities and the integrity of the Santa Clarita Valley through orderly development practices and the provision of private and public capital improvements, facilities, and services to support existing and future development.</p>	<p><u>Consistent.</u> The proposed project would expand the existing HMNMMH campus with additional inpatient hospital and medical office space, thereby maximizing the use of land currently utilized for these types of uses, and maintaining the character and integrity of the site and surrounding area.</p> <p>Existing infrastructure supports the campus and surrounding area today. The proposed project does not require the extension of infrastructure systems to meet project-related demands and would contribute to future capital improvements through payment of applicable development fees.</p>
<p>Policy 7.5: Consider water availability when evaluating development proposals under the land use plan.</p>	<p><u>Consistent.</u> Section 5.17, Water Supply, of this EIR determined that adequate water supplies are available to serve the proposed project.</p>
<b>COMMUNITY DESIGN ELEMENT</b>	
<p><b>Goal 1:</b> To protect and preserve the scale and character of existing neighborhoods while providing for new development which is consistent with the goals and policies of the General Plan.</p>	<p><u>Consistent.</u> The project proposes expansion of the existing HMNMMH campus with additional inpatient hospital and medical office space uses. The Master Plan employs building setbacks and step-backs from adjacent residential neighborhoods, architectural features on the building facades, enhanced landscaping requirements, and reduced building heights to soften the appearance of the campus from surrounding areas. The proposed project would also be required to comply with all conditions of approval, the City's <i>Unified Development Code</i> requirements and City's architectural design guidelines to ensure quality development. Therefore, the proposed site design will preserve the character of the campus and the existing neighborhoods.</p>
<p><b>Goal 2:</b> To encourage design excellence in the development of all public and private projects in the City.</p>	<p><u>Consistent.</u> The proposed Master Plan has been designed to meet the City's architectural design guidelines.</p>





**Table 5.1-1 (Continued)**  
**Project Consistency with Applicable General Plan Goals and Policies**

City of Santa Clarita General Plan Implementing Goals and Policies	Consistency of Proposed Project
Policy 2.3: Promote opportunities for greater pedestrian orientation and lifestyles.	<u>Consistent.</u> The proposed Master Plan includes a system of pedestrian linkages to promote non-vehicular mobility and access to and throughout the project site.
Policy 2.7: Promote opportunities for greater bicycle orientation and lifestyles.	<u>Consistent.</u> The project proponents would provide an irrevocable offer of dedication along the project frontage for additional right-of-way needed to widen McBean Parkway to full General Plan requirements.
Goal 7: To develop a safe and efficient circulation system that protects and enhances the overall community character.	<u>Consistent.</u> The on-site circulation system has been evaluated by the City Traffic Engineer and determined to provide safe and efficient vehicular accessibility.
Goal 8: To ensure that signage throughout the City is visually attractive and minimizes distraction.	<u>Consistent.</u> Project signage would be required to be consistent with the City's adopted standards.
Goal 9: To promote superior landscape design that emphasizes aesthetics, function, and water conservation.	<u>Consistent.</u> Project landscaping would be required to be consistent with the City's adopted standards.
Goal 10: To achieve architectural themes and forms that promote human scale and provide a comfortable human interaction with buildings.	<u>Consistent.</u> The proposed project is a master planned hospital campus consisting of multiple structures to maximize use of the site. It is designed to present a feeling of security, timelessness, and spiritual well being.
Policy 10.2: Encourage the use of materials that complement adjacent buildings and their surroundings.	<u>Consistent.</u> The proposed project is characterized by a consistent design theme and building materials that complement on- and off-site development.
Goal 11: To achieve a coordinated and efficient infrastructure system that is visually unobtrusive while designed to meet the current and future needs of the planning area.	<u>Consistent.</u> Infrastructure for the proposed project would be designed to meet the anticipated demand and appropriately located to be visually unobtrusive.
Policy 11.5: Develop coordinated planning programs to ensure the efficient placement and consolidation of utility facilities within new development.	<u>Consistent.</u> Infrastructure would be coordinated with affected agencies to ensure that installation is carried out as efficiently as possible and to minimize impacts to existing on-site medical office and hospital operations.
<b>CIRCULATION ELEMENT</b>	
Policy 1.4: Enforce dual access requirements where appropriate for safety and circulation purposes.	<u>Consistent.</u> The proposed project would provide multiple access points to ensure adequate ingress and egress including ambulances and other emergency vehicles.
Policy 1.16: Limit the number of intersections and driveways on all major, secondary, and limited secondary roadways to accommodate a safe, efficient, and steady flow of traffic.	<u>Consistent.</u> The proposed project would include a limited number of driveways as approved by the City Traffic Engineer to provide adequate site access for emergency vehicles, employees, and hospital and medical office patrons. Following project implementation, the hospital campus will continue to have the existing three driveways into the site from McBean Parkway.
<b>Need for Local and Regional Transit Services</b>	
Policy 2.6: Provide for the mobility of City residents to access local services and employment, particularly for those who may experience mobility difficulties, including the elderly, disabled, low-income residents, and youth.	<u>Consistent.</u> Multiple modes of transit that meet the requirements of the American Disabilities Act (ADA), including Dial-A-Ride service, are currently provided on-site, and would continue as such.



**Table 5.1-1 (Continued)**  
**Project Consistency with Applicable General Plan Goals and Policies**

City of Santa Clarita General Plan Implementing Goals and Policies	Consistency of Proposed Project
<b>Transportation Alternatives</b>	
<b>Goal 3:</b> To promote safe and effective alternatives to the personal automobile that will meet the needs of all planning area residents.	<u>Consistent.</u> Access to the project site would be available via various alternative transportation facilities, including sidewalks and public transit facilities. Two bus stops with bus shelters would be built along the McBean Parkway frontage.
<b>Parking Facilities</b>	
<b>Goal 4:</b> To provide for and ensure an adequate supply of off-street private and public parking to meet the needs of local residents and visitors to the City and the planning area.	<u>Consistent.</u> Based on current City standards, the proposed Master Plan includes adequate parking facilities to meet anticipated demand.
Policy 4.3: Screen and/or buffer large parking areas from public view through the use of landscape setbacks, earth berms and hedge screens (to headlight level) and trees and landscaping in parking areas while providing convenient pedestrian access.	<u>Consistent.</u> The proposed project includes a landscaping plan that would address, among other things, parking area landscaping. This includes landscaped trellises on parking structures, along with the installation of a solid wall for PS2 facing the residential uses to the west/southwest.
<b>Human Resources Element</b>	
<b>Goal 2:</b> To promote the provisions of a broad range of high quality health care services to meet the existing and future needs of City residents.	<u>Consistent.</u> The proposed project would expand the existing medical and health care services available to help meet the needs of existing and future City residents.
Policy 2.1: Encourage health care services and programs which serve all segments of the population, including, lower income families, seniors, immigrants, homeless, handicapped, and the developmentally impaired.	<u>Consistent.</u> The proposed project would expand the existing medical and health care services available to help meet the needs of all segments of the population.
Policy 2.3: Assess and monitor specific health care needs of the community and encourage facility development in the appropriate areas.	<u>Consistent.</u> The projected increase in population in the Santa Clarita Valley and related health care service demands require additional medical care facilities in the community. The expansion of the hospital facilities would help address existing overcrowded conditions at the hospital, as well as help meet future demand.
<b>Goal 7:</b> To stimulate pride in the appearance of the community and improve the quality of life.	<u>Consistent.</u> The proposed project is consistent with the City's architectural design guidelines in that it proposes architectural enhancements to add to the overall appearance of the hospital campus and the community.
<b>OPEN SPACE AND CONSERVATION ELEMENT</b>	
<b>Goal 8:</b> To reduce the community's reliance on nonrenewable energy resources through the initiation of energy conservation practices and the utilization of cost-effective renewable energy opportunities and available technologies.	<u>Consistent.</u> The proposed project would incorporate conservation measures and technologies into the design of the buildings that meet State and local standards for building energy efficiency.
Policy 8.11: Require developers to plant appropriate shade trees in all new developments, particularly in parking lots, to help reduce ambient temperatures.	<u>Consistent.</u> The proposed project would include, at a minimum, the requisite amount of landscaping within parking lots, including shade trees pursuant to City standards.



**Table 5.1-1 (Continued)**  
**Project Consistency with Applicable General Plan Goals and Policies**

City of Santa Clarita General Plan Implementing Goals and Policies	Consistency of Proposed Project
<b>SAFETY ELEMENT</b>	
Policy 1.2: Require all structures to meet or exceed state required design standards pertaining to earthquake resistance.	<u>Consistent.</u> The proposed project would meet or exceed all applicable state and local seismic safety design standards including OSHPD requirements.
Policy 5.2: All new development must be served by a water system that meets the fire flow requirements established by the Fire Department.	<u>Consistent.</u> The proposed project's water system would be designed to meet the fire flow requirements of OSHPD and LACFD.
Policy 5.3: Require all public and private roadways to be constructed according to the minimum standards provided for in the <i>General Plan</i> to ensure that vehicular access for emergency vehicles can be maintained.	<u>Consistent.</u> The proposed project's circulation system has been designed to meet the access requirements of the LACFD and the <i>City of Santa Clarita General Plan</i> .
<b>Goal 6:</b> To minimize levels of risk to people and property from hazardous waste.	<u>Consistent.</u> In addition to current procedures for handling hospital and medical office hazardous waste, the transport, use, storage, and disposal of all project-related hazardous wastes would also be subject to all local, state, and federal regulations.

As indicated in *Table 5.1-1*, the proposed project would not conflict with any applicable goals and policies of the City of Santa Clarita *General Plan*. Therefore, the proposed project would be consistent with the applicable goals and policies of the *General Plan*, and less than significant impacts would occur in this regard.

### Environmental Sustainability

As previously discussed, the City is currently updating its General Plan under the joint City/County One Valley/One Vision project. Sustainability is addressed throughout many areas of this long-term planning document. The General Plan Update will address a number of sustainability issues related to human-built systems, including land use.

The project proposes construction of an additional 120 inpatient hospital beds, 18 additional beds in the existing hospital's Intensive Care Unit, nine additional beds in the existing Nursing Pavilion Building, 200,000 gross square feet of new medical office space to be used for additional outpatient, hospital administration, and associated medical uses and for establishing Centers of Excellence. The HMNMN Master Plan is an expansion of the existing hospital campus, which is centrally located within the hospital's 680 square-mile service area to help meet residents' increasing health care needs as the region continues to grow.

As discussed in *Section 5.2, Population and Employment*, development of the Master Plan would add approximately 571 direct new jobs within the community. The jobs/housing ratio for the City of Santa Clarita in 2000 was 0.97:1, while the projected jobs/housing ratio for the City in year 2020 would be 0.88:1, indicating that the City will become increasingly housing rich. The purpose of achieving jobs/housing balance is to result in a balanced development and a reduction in vehicle miles traveled and, thereby, a reduction in roadway congestion, fuel consumption, and air emissions.



Buildout of the proposed Master Plan would improve the City's jobs/housing balance by providing an additional 571 employment positions.

Promoting development in proximity to the people served and close to public transportation, utilizing existing infrastructure systems, locating employment opportunities and community services within walking distance of a range of housing types, adhering to energy-efficient building codes, recycling, and minimizing vehicle idling through appropriate site design are all components of sustainable development and build value in a community. As these are also components of the Master Plan, the proposed project would be considered environmentally sustainable in that it would have beneficial employment impacts. By expanding hospital and other medical healthcare services within an established medical campus, the proposed project reduces the amount of natural resources to be consumed. Also, the proposed project makes use of infrastructure systems already in place, including the City's General Plan roadways and utility lines. In this way, intensification of the existing medical campus is environmentally responsible and helps to address the City's desire to become more environmentally sustainable.

*Mitigation Measures:* No mitigation measures are required.

*Level of Significance After Mitigation:* Less Than Significant Impact.

### **CITY OF SANTA CLARITA UNIFIED DEVELOPMENT CODE**

*Level of Significance Prior to Mitigation:* Less Than Significant Impact.

As noted in Section 3.0, Project Description, in order to entitle the proposed HMNMH expansion project, the project applicant has requested approval of the following land use entitlement applications from the City of Santa Clarita:

- ◆ Master Plan
- ◆ Development Agreement

*Master Plan.* The Master Plan entitlement is intended to provide flexibility of use regulations in order to achieve the objectives of the development code, including zoning, and is a procedure by which multiple uses and development can be evaluated, considered, and approved concurrently. This process is intended to reduce processing time and uncertainty by eliminating the need for multiple entitlements to be obtained over the life of a development project. In addition, the process is intended to ensure an orderly and comprehensive City review of development plans, resulting in more compatible and desirable development. As the Master Plan builds out, individual buildings, if consistent with the plan, do not require further discretionary permits. The Master Plan would provide entitlements for the hospital and medical office expansion, building heights over 35 feet, two helipads, and the export of up to 93,293 cubic yards of dirt.

*Development Agreement.* The City may grant a development agreement as prescribed by UDC Section 17.03.010 if the Development Agreement provides for clear and substantial public benefit to the City and/or residents and is consistent with the General Plan and Master Plan, complies with the UDC and other applicable ordinances, standards, policies, and regulations.



*Impact Analysis:*

**Master Plan**

The proposed HMNMH expansion meets the intent of the Master Plan entitlement process in that both inpatient and outpatient hospital services and related health care services are proposed within a fully integrated campus plan consisting of multiple buildings and structures built out over time. Section 17.03.025.G and Section 17.03.040 of the *UDC* identify the following criteria that are used in an approving authority's review of a Master Plan:

- ◆ Harmony in Scale, Bulk, Coverage, and Density.
- ◆ Availability of Public Facilities, Services, and Utilities.
- ◆ Harmful effect, if any, upon desirable neighborhood character.
- ◆ Generation of traffic and the capacity and physical character of surrounding streets.
- ◆ Suitability of site for the type and intensity of use or development which is proposed.
- ◆ Adverse significant effect, if any, upon environmental quality and natural resources which cannot be mitigated unless the approving authority adopts a statement of overriding considerations.

This EIR has analyzed a number of topics pertinent to the review of the Master Plan which include:

- ◆ Section 5.3, Aesthetics, Light, and Glare, of this EIR analyzes the proposed project in terms of building height, building mass, density, and site coverage.
- ◆ Section 5.4, Traffic, of this EIR analyzes the proposed project's impacts on the circulation system. Mitigation has been recommended. The proposed project would result in cumulative impacts at two intersections. These impacts remain significant and unavoidable, as there are no financing or other mechanisms in place to fund the costs of necessary improvements for these intersections beyond the project's fair share contribution. All other traffic impacts are at less than significant levels or can be mitigated to less than significant levels.
- ◆ Sections 5.11 through 5.18 of the EIR review the proposed project's impacts upon public services, facilities, and utilities.
- ◆ Section 9.0 of the EIR provides a summary of significant unavoidable impacts associated with the proposed project. Significant unavoidable impacts were identified for traffic, air quality, noise, and solid waste.

The hospital has been in operation since 1975 at the present site location. Since that time additional medical office buildings and hospital facilities have been constructed on the site under a Conditional Use Permit. The proposed Master Plan includes a continuation of existing on-site uses. The expansion of facilities in the proposed Master Plan is reflective of the project site's existing location, design, and operating use, and is consistent with the RL zone and development policies and standards of the City.



### Other Applicable Unified Development Code (UDC) Provisions

The project site is currently zoned Residential Low (RL). This zone is primarily intended for single-family detached homes at a density of up to 2.2 dwelling units per gross acre. Project implementation would not result in changes to the existing Residential Low (RL) zoning designation. Per UDC Section 17.13.040, Public and Semi-Public Uses, the RL zoning designation permits hospital and medical office uses with approval of a Conditional Use Permit or a Master Plan.

A CUP was previously approved by Los Angeles County for development and operation of a hospital at this location prior to City incorporation. The CUP granted by the County determined that the hospital use was compatible with, and would not adversely affect, adjacent residential uses. The hospital has been operating at its present location for over 30 years.

The adopted UDC contains standards for transitioning between potentially incompatible uses addressing distance separation between uses (setbacks), building heights and landscaping that are intended to minimize possible impacts. In general, development standards establishing building heights assume similarity in building pad elevation between properties. In addition to the following, significant grade differences in building pads or enhanced building setbacks could be considered to mitigate land use conflicts when evaluating increased building heights:

Mass and Scale: Several factors contribute to building mass and scale. Mass can be described as three-dimensional forms, the simplest of which are cubes, boxes, cylinders, pyramids and cones. Buildings typically are composed of varying types of masses. Human scale is the measurement of the relationship of a building in terms of its relationship to a human being. This can range from intimate (usually 8 to 10 feet in size) to monumental, which is typically used to present feelings of grandness or timelessness, such as churches or civic buildings. Other factors influencing scale include building materials, patterns, colors, and textures; pavement widths and materials; landscape setbacks, as well as the size of individual plantings.

Architecture & Landscaping: According to the City's Architectural Design Guidelines, Valencia is characterized as probably the most urban community in Santa Clarita with its combination of lush landscaping, urban architecture and sophistication in a suburban setting.

Building Setbacks: UDC Section 17.15.010.A.12 requires a minimum building setback of 25 feet for public and semi-public uses from residential property lines.

Noise: Impacts associated with noise are addressed in Section 5.6, Noise.

The existing hospital campus would provide planters with mature trees and dense landscaping along the westerly property line and approximately 200 feet of mature trees along a steep slope at the back of the property extending up to the existing residential neighborhood. Additional discussion regarding proposed landscaping is discussed in Section 5.3, Aesthetics, Light, and Glare.



The hospital campus contains a large landscaped slope along the rear portion of the property that topographically separates the hospital use from the Summit residential neighborhood. The proposed buildings would be set back a minimum of 240 feet from the Summit residential property lines.

The HMNMH campus in some locations has a significant grade difference from that of adjacent residential neighborhoods to the northwest. At one point, adjacent pad elevations differ by 86 feet. For example, some of the rear yards are estimated at approximately 1,313 feet above sea level (asl), while the proposed Inpatient Building pad grade is 1,227 asl. Pad elevation differences vary with the slope of the terrain. At 85 feet (100 feet at top of windsock), the top of the highest structure (Inpatient Building) would be at a similar elevation as some of the rear yards of these homes.

Along the western edge of the campus, adjacent to the Village Homes North neighborhood, the proposed three-story Medical Office Building 2 would be set back from the adjacent residential properties 178 feet at the front of the building (facing McBean Parkway) and 165 feet at the rear of the building.

Northwest of MOB2, the proposed three-story structures consisting of MOB3 and PS3 would be set back from 75 to 131 feet from the Village Homes North neighborhood to the west improving land use interface between the two uses. In addition, PS3 would be designed with no openings along the west side of the structure adjacent to residential uses to maintain residents' privacy. Residential properties to the east and south are separated from the hospital campus by McBean Parkway, a designated major highway on the City's Master Plan of Highway and Roadway System Map, as shown in Exhibit C-2 of *General Plan* Circulation Element.

MOB1 and PS1 are contemporarily designed structures consisting of a combination of complementary and contrasting colors and materials to create visual interest and an attractive appearance of the hospital campus as one travels along McBean Parkway. The structures are located over 300 feet away from the main entrance to the campus at McBean Parkway and Orchard Village Road to create a more open appearance to the site and to allow additional landscaping. A prominent decorative cornice treatment is included along portions of the façade on MOB1 to enhance the building design and further reinforcing the Valencia-style architecture of the community on the hospital campus. Decorative metalwork is included along the three most prominent sides of PS1 to allow vine plantings to grow up the sides of the parking structure, softening its appearance and adding to the aesthetic appeal of the campus. Subsequent building facades would be required to maintain this same level of aesthetic quality as the campus builds out.

An at-grade helipad located on the northeastern portion of the campus became operational with the opening of the HMNMH in 1975 and was operational for almost 30 years before service was suspended due to on-campus construction in September 2005. The Inpatient Building, which would have a rooftop helipad, would be located in the area previously occupied by the at-grade helipad. At its closest point, the Inpatient Building helipad would be approximately 350 feet from homes in the adjacent neighborhood. Instead of landing at surface level, helicopters would land at the rooftop, which measures 85 feet in height. The project also proposes a second helipad on the rooftop of PS1, which measures 47 feet in height. This helipad location would be approximately 250 feet from the nearest residence across McBean Parkway.



## Development Agreement

The Development Agreement contemplates the same development and the same implementation schedule as the Master Plan and is subject to the same conditions of approval. The Development Agreement's vesting period is 15 years. Accordingly, no different or additional impacts associated with the Development Agreement would occur.

## Impact Conclusion

As shown in the analysis above, the proposed project meets the intent of the Master Plan, complies with other provisions of the *UDC*, and results in no additional land use impacts associated with the Development Agreement. Thus, the proposed project is consistent with the *UDC* and less than significant impacts would occur in this regard.

*Mitigation Measures:* No mitigation measures are required.

*Level of Significance After Mitigation:* Less Than Significant Impact.

## 5.1.5 CUMULATIVE IMPACTS AND MITIGATION MEASURES

*Level of Significance Prior to Mitigation:* Less Than Significant Impact.

*Impact Analysis:* The basis of the cumulative analysis is presented in [Section 4.0, Basis Of Cumulative Analysis](#). Development of the project as proposed would not result in any cumulative significant land use impacts as other projects are implemented in the area. Each proposed project would undergo the same project review process as the proposed project to preclude potential land use incompatibility and planning policy conflicts. It is assumed that cumulative development would progress in accordance with the criteria set forth in the *General Plan* and *Unified Development Code*. Each project would be analyzed independent of other land uses, as well as within the context of existing and planned developments, to ensure that the goals, objectives, and policies of the *General Plan* and standards in the *Unified Development Code* are consistently upheld. Thus, less than significant cumulative impacts would occur.

*Mitigation Measures:* No mitigation measures are required.

*Level of Significance After Mitigation:* Less Than Significant Impact.

## 5.1.6 SIGNIFICANT UNAVOIDABLE IMPACTS

No significant unavoidable impacts related to land use and relevant planning have been identified following adoption of the Henry Mayo Newhall Memorial Hospital Master Plan and compliance with the regulatory framework, including the policies of the *General Plan* and standards of the *Unified Development Code*.





## Henry Mayo Newhall Memorial Hospital Master Plan Environmental Impact Report

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