

Section 3.0
PROJECT DESCRIPTION





3.0 PROJECT DESCRIPTION

3.1 INTRODUCTION

The project sponsors, Henry Mayo Newhall Memorial Hospital and G&L Realty, propose a Master Plan to guide future development of the inpatient (hospital) and outpatient Medical Office Buildings (MOB) and administrative medical facilities at the existing Henry Mayo Newhall Memorial Hospital (HMNMH) medical campus.

The Master Plan is designed to provide additional enhanced inpatient and outpatient treatment capacity. At buildout, the amount of hospital and medical office space on the site (not including parking structures) would increase by 327,363 net square feet to 667,434 square feet, nearly double that of its current 340,071 square feet. As currently proposed, the Master Plan would be implemented over an approximately 15-year period.

3.2 BACKGROUND

Henry Mayo Newhall Memorial Hospital (Henry Mayo) is a 221-bed, full-service, not-for-profit community hospital focused on serving the Santa Clarita Valley since 1975. A 14-member volunteer board of directors governs the hospital, with over 1,000 employees and 360 medical staff members. More than 43 percent of the Santa Clarita Valley's hospitalization needs and 76 percent of emergency medical needs are met by Henry Mayo on its medical campus on McBean Parkway between the Westfield Valencia Town Center and Interstate 5.

All hospital inpatient services operate 24 hours a day, seven days a week with most admissions occurring Monday through Friday, and the highest number of Emergency Room visits on evenings and weekends. Clinical staff typically works a 3-day, 12-hour shift, with physicians on-site at all hours.

Henry Mayo is the only hospital and emergency services facility in the Santa Clarita Valley, which has a population of 253,271, seven percent of whom are over the age of 65. The hospital is also a Level II Trauma Center, and provides for trauma services within a 680 square-mile area.

The hospital provides both inpatient and outpatient services in imaging, surgery, cancer care, heart, digestive, and rehabilitation care. Inpatient services such as intensive care, definitive observation, maternity/women's, medical/surgical, and behavioral health are provided by licensed nursing staff.

The hospital campus is "home" to many hospital-affiliated physician specialists and essential hospital-owned outpatient services such as the Sheila R. Veloz Breast Imaging Center and the Wound Care Center. Other community assets on campus include the College of the Canyons (COC)/HMNMH Education Center, a Community Cancer Program accredited by the American College of Surgeons, an active Volunteer Services, and an Education Department that provides continuing medical education to physicians, hospital staff and other clinical professionals in the community.



3.2.1 PREVIOUS APPROVALS

Since opening in 1975, the hospital facility has expanded incrementally with subsequent approvals given in 1979 for the administrative area and in 1987 for the Nursing Pavilion, which opened in 1990, as well as for seven medical office buildings.¹ Two recent additions for State and Federally-mandated improvements on the hospital campus include a 9,122 square foot corridor (also referred as the Hospital Bridge), which was constructed to join the Main Hospital building to the Nursing Pavilion, and the placement of a Disaster Resource Center (DRC) that serves as a regional resource for first responders for chemical and biological incidents. Other recent construction includes expansion of the Emergency Department, clinical lab, and pharmacy. Construction currently in process includes expansion of Radiology and the Facilities Office. Drawings for the Intensive Care Unit (ICU) and the new operating room are complete; plans for the cardiac catheterization lab are done and submitted to the State for review; and drawings for the neonatal intensive care unit and additional hospital beds will begin in 2008.

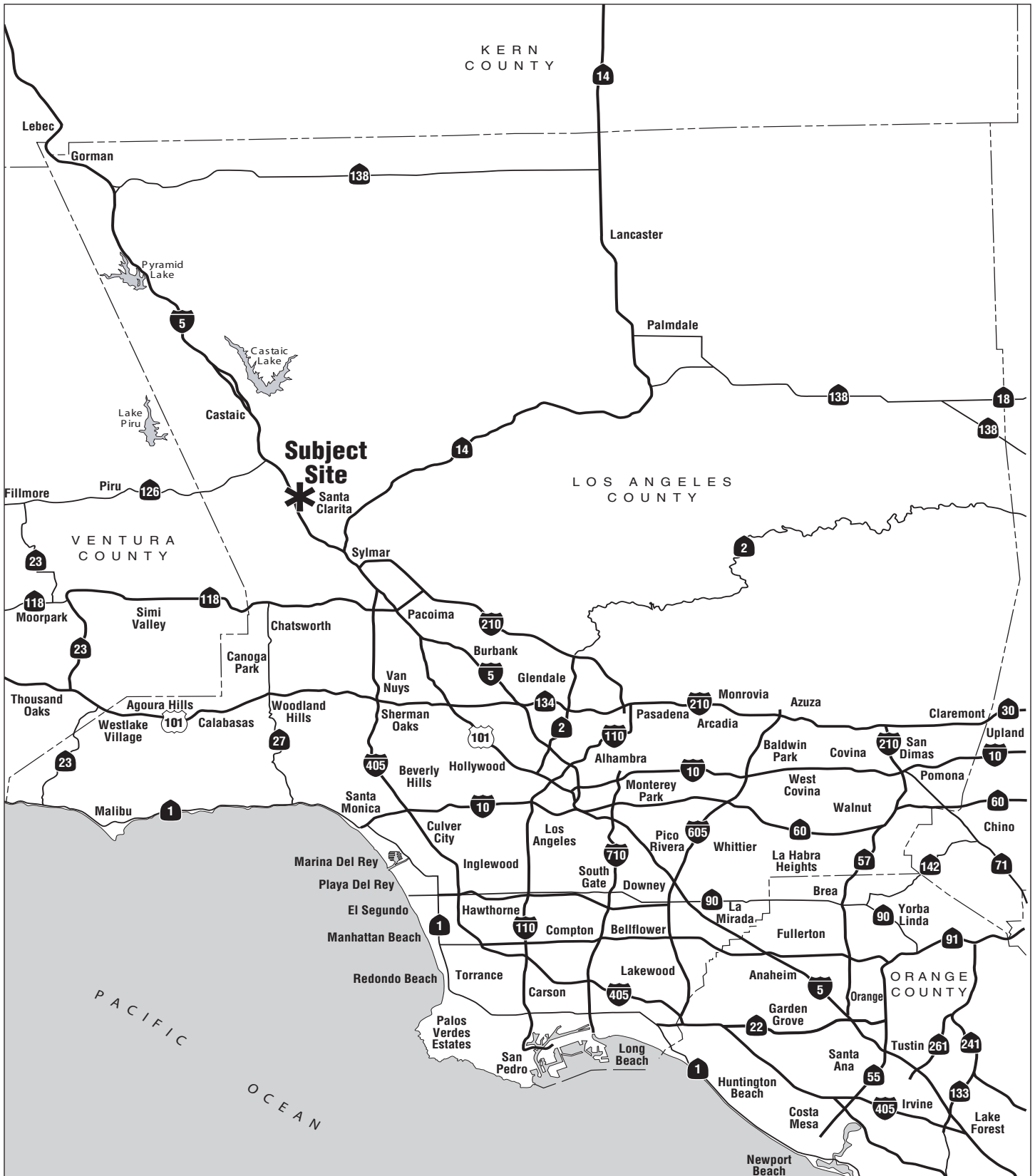
On December 7, 2004, the City of Santa Clarita Planning Commission adopted Resolution P04-35, which approved the relocation of the ground-mounted helipad to an elevated structure near the Emergency Department. This entitlement has since lapsed. This helipad was never constructed and although the site is approved for emergency helicopter landings, at the present time no helipad exists on the medical campus.

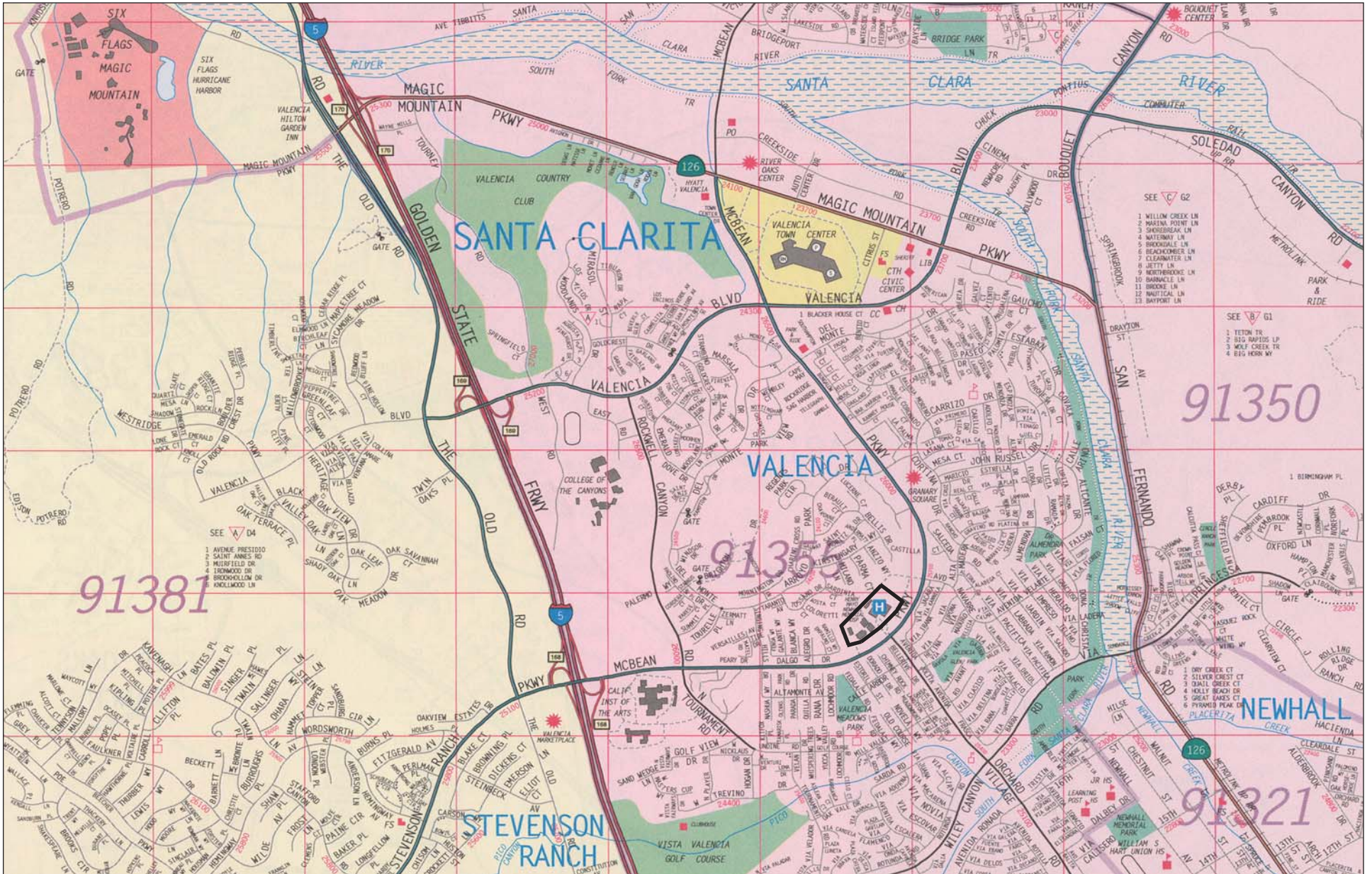
On February 6, 2007, the Planning Commission recommended to the City Council approval of the Henry Mayo Newhall Memorial Hospital (HMNMH) Master Plan project and certification of the Final Environmental Impact Report. After five public hearings before the City Council between June 12, 2007 and September 25, 2007, the project proponent modified the project in response to community and City Council concerns. As discussed in [Section 2.0, Introduction and Purpose](#), a number of physical modifications have been made to the site plan for the HMNMH Master Plan, some of which modify specific environmental impacts identified in earlier drafts of the project Environmental Impact Reports. The various components of the revised HMNMH Master Plan are described in the Development Program contained in [Section 3.6.1](#), below.

3.3 PROJECT LOCATION

The HMNMH Master Plan project site encompasses approximately 30.4 acres of land generally located north of the intersection of McBean Parkway and Orchard Village Road, east of Interstate 5 (I-5) in the City of Santa Clarita; refer to [Exhibit 3-1, Regional Location Map](#). The project area is within the existing HMNMH medical campus located at 23845 McBean Parkway; refer to [Exhibit 3-2, Project Vicinity Map](#).

¹ Six medical office buildings were approved by Los Angeles County prior to the City's incorporation. One medical office building was approved by the City of Santa Clarita following City incorporation in 1987 (MOB F was approved by the City of Santa Clarita Planning Commission in 1998).





Source: Thomas Bros. Map, 4550, Los Angeles County, 2003.

— - Project Site

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HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN

Project Vicinity Map

Exhibit 3-2



3.4 PROJECT SETTING

3.4.1 OVERVIEW OF EXISTING SITE CONDITIONS

The approximately 30.4-acre site is developed with the existing HMNMH medical campus. Currently, the medical campus occupies 340,071 square feet of building area in 11 buildings, comprising 104,160 square feet of medical offices (including the 8,000 square foot Foundation building), and 235,911 square feet of hospital-related and support facilities floor area.

The hospital-related uses include the 146,000 square foot hospital, 5,286 square foot hospital basement, 63,800 square foot Nursing Pavilion, 9,122 square foot bridge, 8,585 square foot mechanical plant, 2,384 square foot facilities warehouse building, and 734 square foot facilities office building (refer to *Table 3-1, Existing Medical Campus Facilities*). This table presents the square footage of the various buildings, bed count, and building height.

**Table 3-1
Existing Medical Campus Facilities and Uses**

Use	Existing Facilities	Hospital Beds	Building Height (Feet)
HOSPITAL & RELATED USES			
Main Hospital ¹	146,000	121	44
Main Hospital Basement	5,286		N/A
Nursing Pavilion Building	63,800	100	35
Subtotal Hospital & Related Uses	215,086		
SUPPORT FACILITIES USES			
Hospital Bridge (covered walkway)	9,122		N/A
Mechanical Plant	8,585		22
Facilities Building (warehouse)	2,384		26.5
Facilities Building (office)	734		26.5
Subtotal Support Facilities Uses	20,825		
MEDICAL OFFICE BUILDINGS (MOB)			
MOB A	5,302		18
MOB B	5,302		18
MOB C	5,302		18
MOB D	5,302		18
MOB E	31,040		29
MOB F	43,912		33
Foundation & Administration Office Building	8,000		12
Subtotal Medical Office Buildings	104,160		
TOTAL	340,071	221 Beds	
SITE ACREAGE	30.4		
1. The total square footage for the Main Hospital includes 5,518 square feet for the Emergency Department; and 5,857 square feet for Radiology (existing - 2,952 square feet and in construction - 2,502 square feet).			



Exhibit 3-3, Aerial Photograph, provides an aerial view of the existing medical campus. The existing medical campus is illustrated in *Exhibit 3-4, Existing Campus*. The project site is oriented in a northwest/southeast configuration with the west, northwest, and north orientation along the site's back boundary and the east, southeast, and south orientation along the site's boundary along McBean Parkway.

SITE COVERAGE AND BUILDING HEIGHTS

At present, the on-site buildings cover approximately 26 percent of the project site, while on-site landscaping comprises 43 percent of the site. All of the buildings on the campus are either one- or two-story buildings; the main hospital building is the tallest existing hospital structure on the campus at a height of 44 feet, while Medical Office Building F is currently the tallest medical office building on the campus, rising to a height of 33 feet.

PARKING

On-site parking is currently limited to surface parking only, with a total of 972 spaces provided, which includes 74 handicap stalls and seven emergency vehicle stalls. The existing on-site parking supply for the HMNMH campus totals 1,114 spaces, consisting of 968² spaces in surface lots, and 146 parallel parking spaces along the internal circulation roadways of the site.

SITE ACCESS

Currently, access to the project site is provided via three driveways located along McBean Parkway. Two locations are currently controlled by traffic signals at Orchard Village Road and Avenida Navarre. A third unsignalized driveway is located approximately 150 feet east of the westerly property line and allows both right and left turns onto McBean Parkway.

3.4.2 EXISTING GENERAL PLAN AND ZONING DESIGNATIONS

General Plan

The *City of Santa Clarita General Plan* designates the project site Residential Low on the Land Use Map. This land use designation typically allows detached single-family homes, which permits a density of 1.1 to 3.3 units per gross acre. 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.

Zoning

The zoning designation for the project site is Residential Low (RL) on the City's Zoning Map. This zone is intended for single-family detached homes at a density of up to 2.2 dwelling units per gross acre; however, the RL Zone permits hospital and related uses with the approval of a Conditional Use Permit (CUP) or a Master Plan.

² Refer to [Section 5.5, Parking](#), for additional information regarding existing on-site parking. Four parking spaces are unavailable for parking due to construction activities.



Source: City of Santa Clarita.

Note: Cardinal directions (i.e., north, south, east, west) have been added to map to provide directionality reference points used in the EIR.

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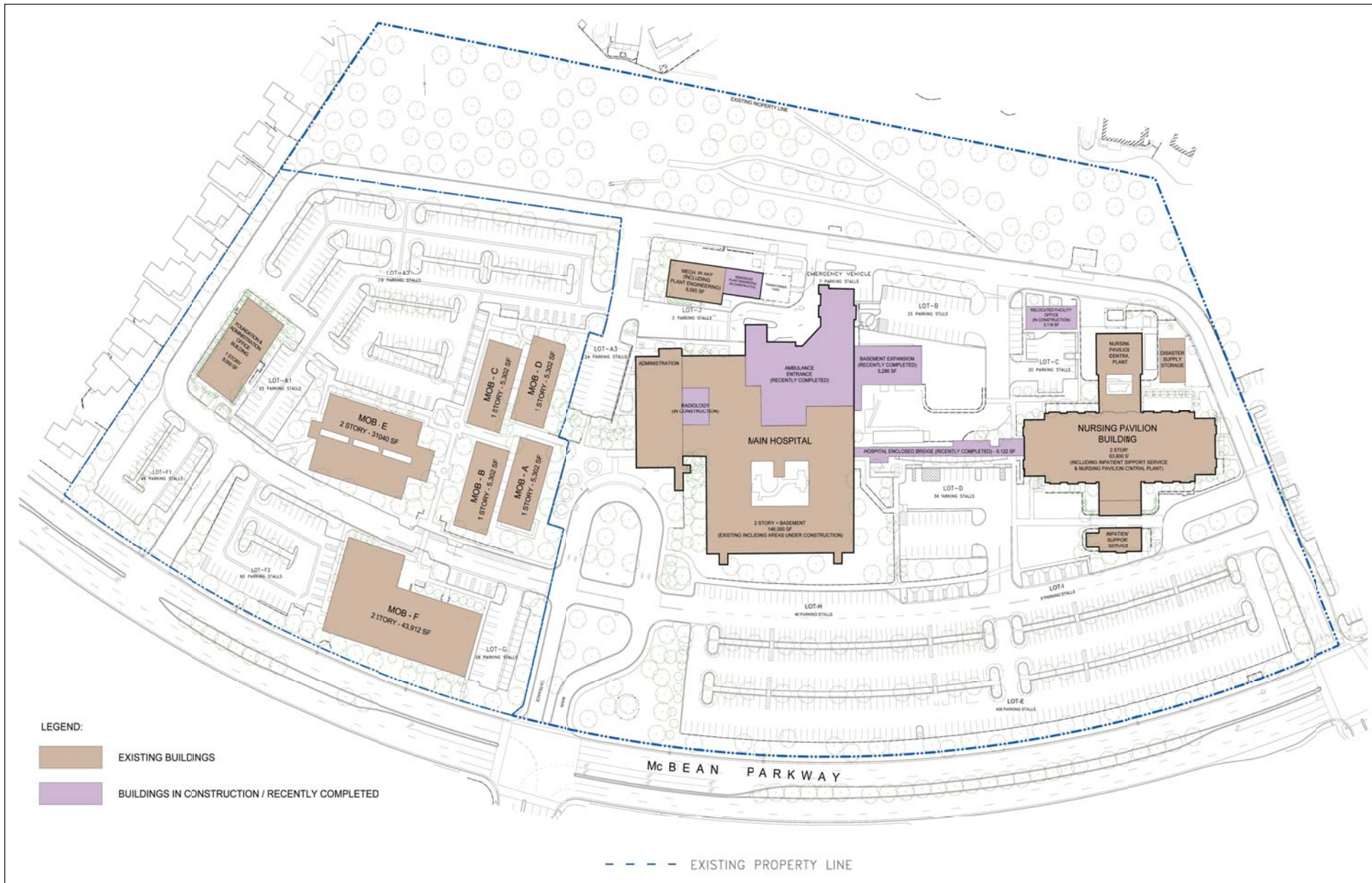


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HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN

Aerial Photograph

Exhibit 3-3



Source: SWA Architects; April 3, 2008.

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 HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN

Existing Campus

Exhibit 3-4



3.4.3 EXISTING SURROUNDING LAND USES

The areas adjacent to the project site include the following uses:

- ◆ **North, and Northeast:** Land uses consist of single- and multiple-family residences zoned Residential Low (RL) and Residential Medium High (RMH), medical office buildings approved by Los Angeles County in 1987, and the Sunrise at Sterling Canyon facility, a senior living facility that provides independent living, assisted living, and hospice care.
- ◆ **West and Northwest:** Land uses consist primarily of single-family residences zoned for Residential Low (RL) uses. The residential uses immediately west of HMNMH were developed in 1978.
- ◆ **East and Southeast:** Land uses consist primarily of single-family residences zoned Residential Suburban (RS), and the United Methodist Church located on the opposite side of McBean Parkway. Residential uses immediately east and southeast of HMNMH were developed in 1969.
- ◆ **South and Southwest:** Land uses consist primarily of single-family residences zoned for Residential Suburban (RS) uses.

3.5 PROJECT OBJECTIVES

The HMNMH Master Plan is intended to guide the long-term buildout of an integrated, efficient, comprehensive health care facility to help serve the growing Santa Clarita Valley by achieving the following objectives:

1. Help meet the health care needs of Santa Clarita Valley's population growth, expected to increase to 273,092 by 2010 to 313,290 by the year 2020 and to 441,704³ by the year 2030, and its increasing aging population.
2. Develop a long-term plan for expansion of the existing hospital campus that would help meet the expected growth in demand for health care services and allow the hospital to apply for State-required approvals.
3. Enhance and expand the Henry Mayo Newhall Memorial Hospital and associated medical buildings to provide patients with personalized care, state-of-the-art medical technology, and a professional staff within a single hospital campus environment.
4. Accommodate expansion of a hospital campus master plan that will bring new buildings and services on line over time as needed while ensuring continued operation of existing operations and enabling further expansion of needed facilities.
5. Maintain the viability of the hospital on a site that will continue to be centrally located within the hospital's 680 square-mile service area as the community continues to grow in the future.

³ Source: Table 2.2-9, page 2-41, *Santa Clarita Valley General Plan Technical Background Report*, February 2004.



6. Design a well-planned hospital master plan campus that is attractive and promotes quality development consistent with the visual character of Valencia.
7. Maintain Santa Clarita Valley's only existing 24-hour Emergency Department. This includes maintaining the Hospital's Los Angeles County designation as a Level II Trauma Center, improving its capability to treat all patients, no matter how critically ill or injured, and having the capacity to allow for patient admissions on an emergency basis.
8. Re-establish and maintain the helipad for emergency and disaster preparedness.
9. Expand and encourage combined inpatient and outpatient services on the HMNMH medical campus and partnerships between project sponsors where medical practices, specialty medical centers, and other healthcare services are integrated with the operations of the hospital.
10. Establish a campus that will attract and retain physician specialists, and establish Centers of Excellence, which are defined as highly specialized health care services via physician or hospital-authorized providers or hospital collaboration around a disease category.
11. Develop a medical campus designed with patients in mind by linking inpatient services and medical buildings in a single setting, providing safe access and transit opportunities.
12. Minimize visual impacts of the hospital campus through the use of enhanced building design and landscaping, and focusing more intensive development near the center of the site.
13. Apply land use buffering techniques between the hospital campus and adjacent residential uses through use of building setbacks and enhanced landscaping.
14. Continue to modernize and upgrade the medical campus and other on-site supportive mechanical facilities to ensure the long-term viability of existing and new buildings.
15. Implement an efficient vehicular and pedestrian circulation system that ensures ease of movement throughout the site.
16. Ensure that future development of the medical campus is served by adequate on-site parking facilities to accommodate patients, visitors, and medical staff.

3.6 PROJECT CHARACTERISTICS

The project sponsors are proposing a long-range Master Plan for the buildout of the HMNMH medical campus. The Master Plan will include the provision of an additional 120 inpatient hospital beds, 18 additional beds in the 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 an additional 1,263 parking spaces than what currently exists on the hospital campus. It is anticipated that nine new structures will be constructed on the existing 30.4-acre hospital campus built over a 15-year period as outlined below in the Development Program, which include three medical office buildings, one inpatient building, two helipads, four parking structures, landscaping improvements, and traffic improvements. The 8,000 square foot Foundation Building would be removed.



3.6.1 DEVELOPMENT PROGRAM

Table 3-2, Proposed Medical Campus Facilities (New Buildings), and Table 3-3, Proposed Medical Campus Facilities (New Parking Structures), summarize the various facilities proposed under the HMNMH Master Plan.

**Table 3-2
Proposed Medical Campus Facilities (New Buildings)**

New Buildings	Square Feet	Building Height ^{1,2} (Feet)
Inpatient Building	125,363	85.0
Medical Office Building 1	80,000	45.5
Medical Office Building 2	60,000	45.5
Medical Office Building 3	60,000	45.5
Central Plant	10,000	26.0
1. Measured to the top of the parapet. 2. Additional mechanical equipment will extend above the parapet. See Section 5.3, Aesthetics, Light, and Glare , for additional discussion regarding building heights.		

**Table 3-3
Proposed Medical Campus Facilities (New Parking Structures)**

New Parking Structures	Square Feet	Number of Parking Spaces	Number of Levels Above Ground	Number of Levels Below Ground	Building Height ^{1,2} (Feet)
Parking Structure 1	279,000	750	Five	One	47
Parking Structure 2	200,334	579	Five	One	47
Parking Structure 3	92,421	278	Three	One	27
Parking Structure 4	85,000	316	N/A	Two	Surface
TOTAL	656,755	1,923			
1. Measured to the top of the parapet. 2. Additional mechanical equipment will extend above the parapet. See Section 5.3, Aesthetics, Light, and Glare , for additional discussion regarding building heights.					



In addition to construction of the above facilities, the HMNMH Master Plan proposes to:

- ◆ Add nine new beds in the Nursing Pavilion Building.
- ◆ Demolish the 8,000 square foot Foundation building to accommodate Medical Office Building 3.
- ◆ Reconfigure surface parking to provide a total of 308 on-site spaces.
- ◆ Provide a helipad on the rooftop of both Parking Structure 1 and the Inpatient Building.
- ◆ Provide right-turn pockets and modify traffic signals along the McBean Parkway project frontage.
- ◆ Reconfigure 9,770 square feet of current administration space in the existing hospital building to accommodate 18 additional new ICU beds. The current hospital administrative functions would move to space within Medical Office Building 1.
- ◆ Export up to 93,293 cubic yards of dirt associated with subsurface excavation for the Inpatient Building and Parking Structures 1, 2, 3, and 4.
- ◆ Dedicate a minimum of 58 feet of public right-of-way from the centerline along the project frontage plus additional right-of-way dedication to accommodate a new right-turn lane from eastbound McBean Parkway to southbound Orchard Village Road to address future traffic conditions.

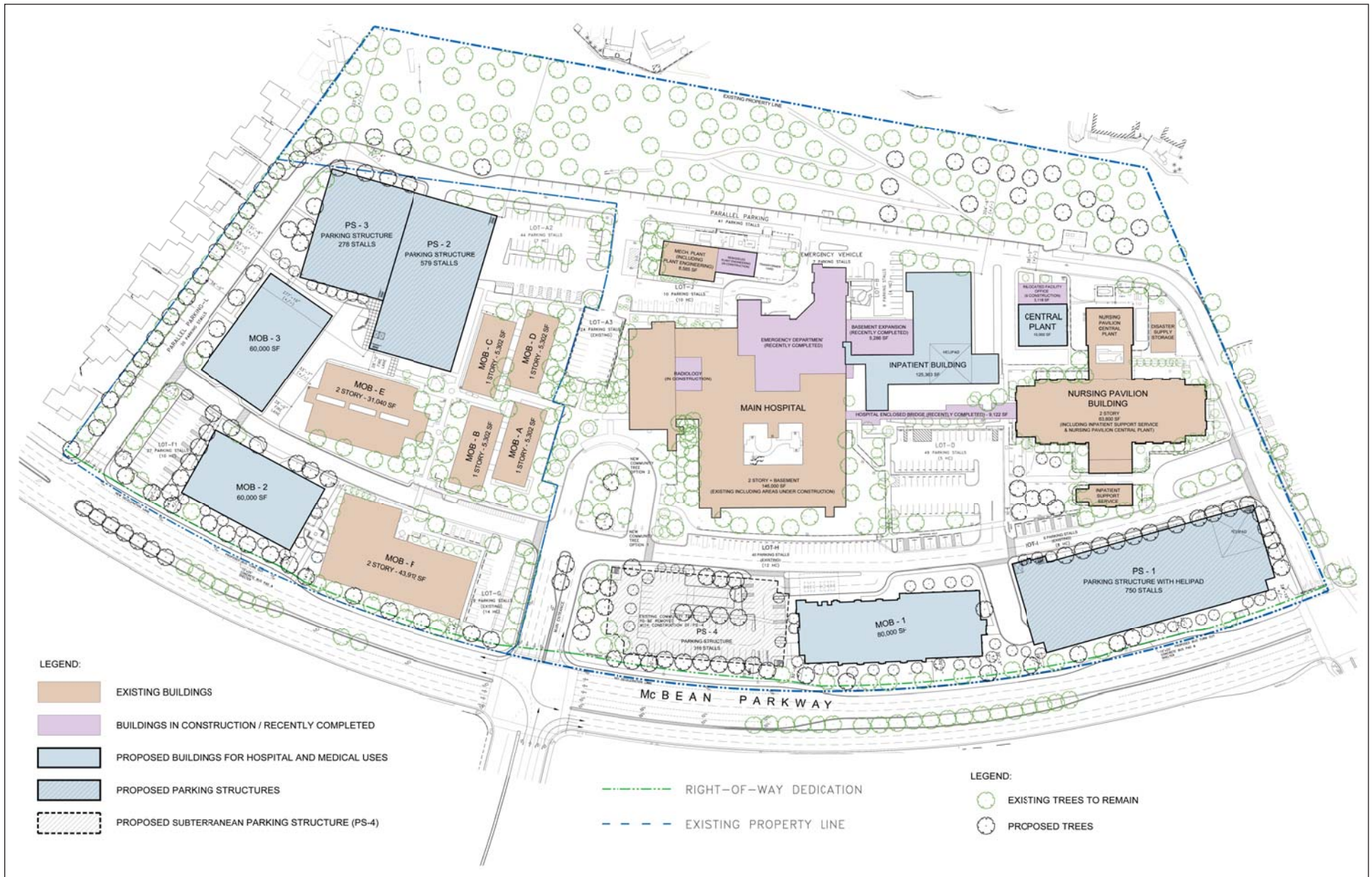
Table 3-4, Master Plan Buildout Development Program, illustrates the ultimate building square footage of the HMNMH campus as it relates to the existing hospital campus. Once complete, the campus will include 340,449 square feet of hospital and hospital-related uses; 296,160 square feet of medical office space; and 30,825 square feet of vital support facilities, plus parking. The floor area ratio (FAR) will increase from an existing 0.26 FAR to 0.50 FAR once the campus is built out.

Exhibit 3-5, Proposed Campus Master Plan, illustrates the master site plan for completion of the HMNMH medical campus. *Exhibit 3-6, Aerial View of Proposed Buildings and Parking Structures*, illustrates the location of both existing and proposed facilities anticipated under the Master Plan.



**Table 3-4
Master Plan Buildout Development Program**

Use	Area (Square Feet)					Hospital Beds
	Existing Facilities	New Construction	Demolition	Net Change	Buildout Facilities	
HOSPITAL & RELATED USES						
Main Hospital ¹	146,000	—	—	0	146,000	121 Existing 18 New
Main Hospital Basement	5,286	—	—	0	5,286	
Nursing Pavilion Building	63,800	—	—	0	63,800	100 Existing 9 New
Inpatient Building	0	125,363	—	+125,363	125,363	120 New
Subtotal Hospital & Related Uses	215,086	125,363	—	+125,363	340,449	368 Beds
SUPPORT FACILITIES USES						
Hospital Bridge (covered walkway)	9,122	—	—	0	9,122	
Mechanical Plant	8,585	—	—	0	8,585	
Facilities Building (warehouse)	2,384	—	—	0	2,384	
Facilities Building (office)	734	—	—	0	734	
Central Plant	0	10,000	—	+10,000	10,000	
Helipad	—	—	—	—	—	
Subtotal Support Facilities Uses	20,825	10,000	—	+10,000	30,825	
MEDICAL OFFICE BUILDINGS (MOB)						
MOB A	5,302	—	—	0	5,302	
MOB B	5,302	—	—	0	5,302	
MOB C	5,302	—	—	0	5,302	
MOB D	5,302	—	—	0	5,302	
MOB E	31,040	—	—	0	31,040	
MOB F Sheila R. Veloz Breast Imaging Center	43,912	—	—	0	43,912	
Foundation & Administration Office Building	8,000	—	-8,000	-8,000	0	
MOB 1	0	80,000	—	+80,000	80,000	
MOB 2	0	60,000	—	+60,000	60,000	
MOB 3	0	60,000	—	+60,000	60,000	
Subtotal Medical Office Buildings	104,160	200,000	-8,000	+192,000	296,160	
TOTAL	340,071	335,363	-8,000	+327,363	667,434	368 Beds
SITE FLOOR AREA RATIO (FAR)²	0.26				0.50	
<p>1. The total square footage for the Main Hospital includes 5,518 square feet for the Emergency Department; and 5,857 square feet for Radiology (existing - 2,952 square feet and in construction - 2,502 square feet).</p> <p>2. Floor Area Ratio is the size of a building divided by the size of its parcel. In this instance, FAR is based on 30.4 acres, or 1,324,224 square feet.</p>						



Source: SWA Architects; April 3, 2008.

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HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN
Proposed Campus Master Plan

Exhibit 3-5



EXISTING BUILDINGS
 PROPOSED BUILDINGS & PARKING STRUCTURES

Source: SWA Architects; April 3, 2008.

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REVISED ENVIRONMENTAL IMPACT REPORT
HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN

Aerial View of Proposed Buildings and Parking Structures

Exhibit 3-6



3.6.4 HELIPAD

HELIPAD HISTORY AND OPERATIONS

An at-grade helipad located on the northeastern portion of the campus became operational with the opening of the HMNMH in 1975. In recent years, helipad operations averaged 10 to 12 arrivals and departures per month (or 120 to 144 trips annually). Major helicopter service providers that use the helipad for emergency transport operations include the Los Angeles County Fire Department, Los Angeles County Sheriff's Department, Mercy Air, and Ventura County Sheriff's Department - Search & Rescue. Cal City Air Ambulance, who was among the operators using the at-grade helipad in 2004, has since gone out of business.

The Los Angeles County Fire Department was the heaviest user of the hospital helipad, reporting a total of 95 helipad operations in 2004. The Ventura County Sheriff's Department - Search and Rescue reported that they used the HMNMH helipad approximately 25 times per year. Many of these trips were due to serious injuries that occur at the Hungry Valley Off-Road Vehicle Park located off Interstate 5. The Los Angeles County Sheriff's Department reported that less than one helicopter operation occurs at the HMNMH every month. This is due to the fact that Los Angeles County Sheriff's Department flight operations occur mainly in eastern Los Angeles County and primarily use the Huntington Memorial Hospital. Mercy Air operations occur primarily for cardiac transport out of the Santa Clarita Valley during heavy freeway traffic periods and also to Children's Hospital in Los Angeles. The HMNMH is now working toward the construction and operation of a cardiac care unit as part of their existing hospital operations. This medical service enhancement may reduce the need for air transport for cardiac patients in the future.

PRESENT CONDITIONS AND RECENT CITY APPROVALS

Currently, HMNMH is functioning without a helipad. In September 2005, the at-grade helipad, which had been operational since 1975, was made unusable by the construction of the State-required connection between the main hospital building and the Nursing Pavilion, as well as the construction of the emergency room addition. In December 2004, the Planning Commission approved the relocation of the helipad to an above-ground structure adjacent to the emergency room. This elevated structure was to be 34 feet in height and was to be temporary based upon the approval and completion of subsequent patient buildings. The Minor Use Permit approval expired in December 2007. After input from California Office of Statewide Health Planning and Development (OSHPD), the state agency that conducts hospital review, the cost of the structure escalated to be cost prohibitive as a temporary structure and HMNMH decided to explore other alternatives.



MASTER PLAN HELIPAD PROPOSAL

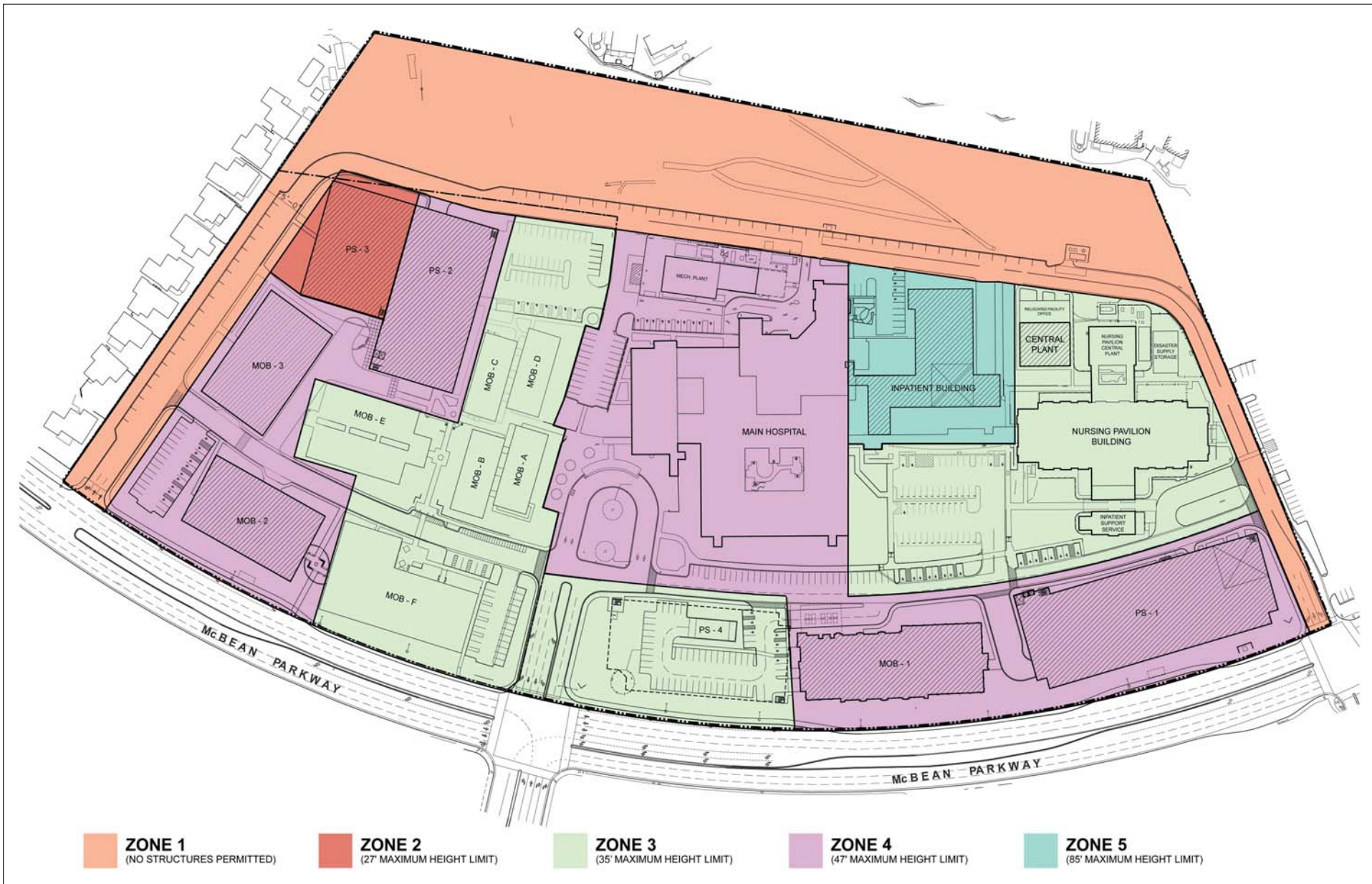
As part of the Master Plan, HMNMH is proposing to construct two separate above-grade helipads. The first helipad will be constructed on the roof of Parking Structure 1 to be built along McBean Parkway. With the parking structure slated to be one of the first facilities in place, this will allow the resumption of emergency air ambulance service in the most time efficient manner. A designated elevator will be constructed to transport patients from the parking structure roof to the ground level where they will be transported by an on-site vehicle around the ring road and into the hospital building. This near-term helipad location will be approximately 250 feet from the nearest residence across McBean Parkway.

The second helipad location will be on the roof of the Inpatient Building, which is designed to be approximately 85 feet high and approximately 240 feet from the nearest residence within the Summit community. The placement of a helipad at this location will allow for the most efficient transport to the emergency room as the roof will be equipped with a direct elevator connection. This will be the ultimate location for the helipad.

HMNMH is requesting that the initial helipad to be built on Parking Structure 1 be allowed to remain once the ultimate inpatient building helipad is constructed. This is for two reasons: to keep a secondary helipad for use during a major disaster/emergency; and for use during future construction activities on the hospital campus that may temporarily preclude use of the Inpatient Building helipad due to aeronautical safety concerns. Outside of these two situations, both helipads would not be operational at the same time per proposed conditions of approval on the project. The locations of the proposed helipads are illustrated in *Exhibit 3-5*.

3.6.5 BUILDING HEIGHT

The Master Plan proposes building heights in excess of 35 feet. Pursuant to the City of Santa Clarita *Unified Development Code (UDC)*, building heights in excess of 35 feet require approval of a conditional use permit. The *UDC* further specifies that permitted and conditionally permitted uses may be included in an application for a master plan. Therefore, building heights approved under the HMNMH Master Plan require no additional entitlement approvals. The heights of the various buildings are identified in *Table 3-2* and *Table 3-3*; however, exceptions such as mechanical equipment penthouse, antenna, elevators, and override equipment rooms may exceed these heights provided they do not exceed 20 percent of the building roof area. The maximum building heights for the proposed Master Plan are illustrated in *Exhibit 3-7, Height Limits*. As illustrated in *Exhibit 3-7*, the project site will be separated into five building height zones.



Source: SWA Architects; April 3, 2008.

Note: Maximum building height limit is measured to the top of the parapet (excludes light poles, mechanical equipment, wind socks, etc.).

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HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN

Height Limits



3.6.6 PARKING

The Master Plan also includes construction of four new parking structures to provide a total of 1,923 parking spaces. Surface parking will provide 308 spaces located throughout the project site, for a total of 2,231 on-site spaces, 110 of which will accommodate handicapped access. *Table 3-5, Master Plan Parking Summary*, summarizes parking for each of the on-site buildings under the proposed Master Plan. This plan also describes the size of proposed parking facilities and how many spaces will be provided under the HMNMH Master Plan. Pursuant to the City's *Unified Development Code*, parking facilities for all of the buildings under the proposed HMNMH Master Plan have been designed to meet current City parking ratios.

Parking Structures 1 and 4 will be located along McBean Parkway. PS1 will be a six-level (five levels above ground [four levels on the street side] with one subterranean level), 750-space parking structure along McBean Parkway at Avenida Navarre. This parking structure will be 47 feet to the top of the parapet, 49.5 feet to the top of the parking lot lights, and 60.5 feet to the top of the windsock and includes rooftop parking and the helipad.

Prior to the construction of Parking Structure 4, this area will be initially improved with a 71-space surface parking lot. Parking Structure 4 will be a three-level (two subterranean levels and one surface level), 316-space parking structure along McBean Parkway at its northeast intersection with Orchard Village Road.

Parking Structures PS2 and PS3 will be constructed along the west/northwest perimeter of the project site. Parking Structure 2 will be a six-level (five levels above ground with one subterranean level), 579-space parking structure in the westerly portion of the campus. The parking structure will be 47 feet to the top of the parapet and 49.5 feet to the top of the parking lot lights. A temporary solid wall along the west-facing façade of the parking structure will be included prior to the construction of Parking Structure 3, which will then be reconstructed to interconnect with Parking Structure 2.

Parking Structure 3 will be a four-level (three levels above ground and one subterranean level), 278-space parking structure in the westerly portion of the campus. The parking structure will be 27 feet to the top of the parapet and 30 feet to the top of the parking lot lights. This structure will have a minimum setback from the westerly property line of 75 feet. An architecturally enhanced solid wall will be provided along the western façade of the parking structure.



**Table 3-5
Master Plan Parking Summary**

REQUIRED PARKING			
Structures	Building Area Gross/ Modified Gross ¹ Floor Area (Square Feet)	Parking Spaces Required ²	Licensed Hospital Beds
EXISTING BUILDINGS			
Main Hospital	N/A	242	121
Nursing Pavilion Building	N/A	200	100
Emergency Department Urgent Care	5,518	18	
Radiology Outpatient (Existing)	2,952	8	
Radiology Outpatient (In Construction)	2,905	7	
Facility Building (In Construction)	Office Area 734 Warehousing 2,384	5	
Foundation Building	8,000	32	
MOB A	5,302 / 4,567	23	
MOB B	5,302 / 4,560	23	
MOB C	5,302 / 4,561	23	
MOB D	5,302 / 4,560	23	
MOB E	31,040 / 25,156	126	
MOB F	43,912	220	
Subtotal Existing		950	221
NEW MASTER PLAN			
Main Hospital ICU	N/A	36	18
Nursing Pavilion future sub acute upgrade	N/A	18	9
Inpatient Building	N/A	240	120
Inpatient Building Outpatient Services	4,000	10	
MOB 1	80,000 / 77,600	388	
MOB 2	60,000 / 58,000	290	
MOB 3	60,000 / 58,000	290	
Foundation Building (to be removed)	<8,000>	<32>	
Subtotal New		1,240	147
TOTAL PARKING REQUIRED		2,190	
PARKING PROVIDED			
Type of Parking		Parking Spaces Provided	
Structured Parking		1,923	
General Surface Parking		253	
Surface Parking for Emergency Room		7	
Gated Surface Physician Parking		48	
TOTAL PARKING PROVIDED PER MASTER PLAN		2,231	
<p>1. Modified gross has been calculated per <i>Municipal Code</i>, Chapter 17.07.010. The modified gross floor area shall mean the sum of the gross horizontal areas of several floors of the building measured from the exterior faces of the exterior walls excluding balconies and porches. Floor area shall not include stairwells, vertical shafts and attics and mechanical penthouses provided there are no usable rooms, no windows and the mechanical penthouse area is used exclusively for mechanical equipment.</p> <p>2. Parking is calculated based upon modified gross floor area.</p>			



3.6.7 PHASING

At this time, the applicant anticipates buildout of the project over a 15-year period. Phasing is intended to be flexible to respond to hospital and outpatient demands in the future. For purposes of the environmental analysis in [Section 5.0](#) of this EIR, assumptions regarding the sequencing of proposed medical office buildings, the Inpatient Building, and parking structures have been outlined. Nevertheless, the Master Plan and Development Agreement both include provisions that associated infrastructure improvements (i.e., traffic, parking, storm drain, water lines, sewer lines) are built with each building.

3.7 PROJECT AGREEMENTS, PERMITS, AND APPROVALS

3.7.1 CITY OF SANTA CLARITA

As the public agency with the principal responsibility of approving the project, the City of Santa Clarita would serve as the lead agency for the purposes of *CEQA*. A certified Environmental Impact Report (EIR), as described in [Section 1.0, Introduction and Purpose](#) is required pursuant to CEQA. Implementation of the project is contingent upon approval of the following entitlements⁴:

- ◆ Master Plan
- ◆ Development Agreement

A detailed discussion of each of these land use entitlements is contained in [Section 5.1, Land Use](#).

3.7.2 STATE OF CALIFORNIA AND OTHER REGIONAL AGENCIES

In addition to the lead agency, there are also local, state and federal responsible agencies that may have discretionary authority over specific aspects of the project. The responsible agencies would rely on this EIR when acting on those aspects that require their approval. The following agencies are currently anticipated to use this document in their reviews, although this list is not necessarily exhaustive.

⁴ Prior drafts of the EIR for the project had identified three entitlements: a Master Plan; a Development Agreement; and a Conditional Use Permit for buildings exceeding 35 feet in height. Pursuant to Santa Clarita Municipal Code section 17.03.025, a Master Plan entitlement can be used for approval of both permitted and conditionally permitted uses within the underlying zone. Thus, approval of buildings exceeding 35 feet in height can be approved in the Master Plan itself, obviating an additional conditional use permit.



- ◆ **California Office of Statewide Health Planning and Development.** The new inpatient building and those portions of the facilities that connect to the hospital (e.g., pedestrian bridge connections) would require a review application and issuance of a permit from the California Office of Statewide Health Planning and Development. Project plans would also need to be reviewed for compliance with fire safety codes by the State Fire Marshal.
- ◆ **California Water Resources Control Board, Los Angeles Region.** Compliance with Municipal Storm Water (MS4), National Pollutant Discharge Elimination System (NPDES) permitting requirements, and Section 401, Water Quality Certification is required.
- ◆ **South Coast Air Quality Management District (SCAQMD).** Operation permits for stationary air pollution sources, and operating permits, as required, for any sterilizers and abaters.
- ◆ **California Department of Transportation, Division of Aeronautics.** Approval of a helipad permit is required from Caltrans Division of Aeronautics subsequent to review of helipad plans for compliance with design and safety requirements.
- ◆ **California Department of Transportation.** Approval of a haul permit is required from Caltrans to transport dirt export on Interstate 5.

In addition, coordination with the following jurisdictions, agencies, and utility companies may be required:

- ◆ Los Angeles County Fire Department
- ◆ Los Angeles County Sanitation District
- ◆ Southern California Edison
- ◆ Southern California Gas Company
- ◆ Valencia Water Company
- ◆ Industrial Waste providers