

Appendix A
INITIAL STUDY/NOTICE OF PREPARATION



**2006 REVISED
INITIAL STUDY/NOTICE OF
PREPARATION**

City of
Santa Clarita

23920 Valencia Blvd.
Suite 300
Santa Clarita
California 91355-2196
Website: www.santa-clarita.com

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(661) 259-2489
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(661) 259-8125



REVISED NOTICE OF PREPARATION

TO: Distribution List

FROM: City of Santa Clarita
23920 Valencia Blvd., Suite 300
Santa Clarita, CA 91355

SUBJECT: **Revised Notice of Preparation of Draft Environmental Impact Report
State Clearinghouse #2004111149**

The City of Santa Clarita will be the lead agency and will prepare an Environmental Impact Report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The original Notice of Preparation was sent out for public review on November 30, 2004 through December 29, 2004. In addition, a Draft Environmental Impact Report was prepared and circulated for public review from November 14, 2005 through December 29, 2005. Since the issuance of the original Notice of Preparation and release of the Draft Environmental Impact Report in 2004 and 2005, respectively, the project applicant has since changed the project description.

The revised project description, location, and the probable environmental effects are contained in the attached materials. A copy of the Revised Initial Study is attached. As indicated, the project description has changed. If this revision changes any or your previous comments, please respond with written comments within the time frame referenced below.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send your written response to Fred Follstad, AICP, Senior Planner at the address shown above. We would appreciate the name of a contact person in your agency.

Project Title: Henry Mayo Memorial Hospital Master Plan (Master Case 04-325)

Project Applicant: Henry Mayo Memorial Hospital/G&L Reality

Date: July 12, 2006

Signature: 
Title: Fred Follstad, AICP, Senior Planner
Telephone: (661) 255-4330

Reference: California Administrative Code, Title 14, Sections 15082(a), 15103, 15375.



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**REVISED INITIAL STUDY
CITY OF SANTA CLARITA**

Lead Agency:

City of Santa Clarita
23920 Valencia Boulevard, Suite 300
Santa Clarita, California 91355

Contact Person & Phone Number:

Fred Follstad, AICP, Senior Planner
City of Santa Clarita
Planning and Economic Development Department
23920 Valencia Boulevard
Santa Clarita, California 93155
(661) 255-4330

Master Case:

04-325

Project Introduction:

The original Notice of Preparation and Initial Study was sent out for the 30-day review period from November 30, 2004 through December 29, 2004. A Draft Environmental Impact Report was prepared and circulated for a 45-day public review period from November 14, 2005 through December 28, 2005. Following the close of the 45-day public review period at the end of 2005, the project applicant has since changed the project.

The Henry Mayo Newhall Memorial Hospital (HMNMH) and G&L Realty are proposing a long range Master Plan for the buildout of the HMNMH facility on McBean Parkway. It is anticipated that the Master Plan will be built out over approximately 25 years, and will include the provision of additional inpatient, outpatient and associated medical facilities, as well as the provision of adequate parking facilities.

Three building phases have been identified: Phase 1, Phase 2, and Buildout (2030). The phases would remain flexible to respond to hospital and outpatient demands in the future. However, parking and other necessary improvements will be provided for each phase in accordance with the City's Master Plan approval.

Existing Campus Development

Presently the medical campus occupies 332,992 square feet of building area, including 97,081 square feet of medical offices (including an 8,000 square foot Foundation modular building) and 235,911 square feet of hospital-related floor area. The hospital-related uses include: 146,000 square foot hospital, 63,800 square foot nursing pavilion, 11,703 square foot central plant, 9,122 square foot bridge, and 5,286 square foot basement. On-site parking is limited to surface parking only, with a total of 972 spaces provided.

Phase 1 Development

As part of the Phase 1 development program, the following activity is anticipated:

- ◆ Removal of 232 standard and 0 handicap parking spaces on the project site.
- ◆ Construction of a four-story, 80,000-square-foot medical office building at the McBean Parkway/Orchard Village intersection.

The medical office building is identified as MOB1. The proposed building height is 59 feet.

- ◆ Construction of a 4½-level plus basement (4½ levels above grade, one level below grade), 740-space parking structure, including a rooftop heliport, at the corner of McBean Parkway and Avenida Navarre. The parking structure is identified as PS1. The proposed height for the parking structure is 46.5 feet.
- ◆ Reconfiguration of 9,770 square feet of office space in the Main Hospital to accommodate up to 20 new ICU beds.
- ◆ Construction of a five-story plus basement, 125,363 square-foot, 120-bed Inpatient Building A. The proposed height for the inpatient building is 85 feet.

Phase 2 Development

As part of the Phase 2 development program, the following activity is anticipated:

- ◆ Construction of a three-story, 60,000 square-foot medical office building along McBean Parkway at the westerly end of the property. The medical office building is identified as MOB2. The proposed building height is 45.5 feet.
- ◆ Construction of a three- to five-level plus basement (three to five levels above grade, one level below grade), 857-space parking structure located in the northwest corner of the project site. The westerly wall of the parking structure will be solid.
- ◆ Construction of a three-story 60,000 square-foot medical office building at the westerly edge of the property. The medical office building is identified as MOB3. The proposed building height is 45.5 feet.
- ◆ Construction of an expanded Central Plant.

Master Plan Buildout

At buildout, the Master Plan proposes to add a total of 583,619 square feet of floor area to the medical campus. The proposed building space includes 357,861 square feet of medical offices and 558,750 square feet of hospital-related uses. In addition, the Master Plan proposes a relocated heliport (approved under separate action), a 113,400 square foot administration building, a 21,703 square foot central plant, and two patient buildings totaling 199,439 square feet. Also, an elevated, enclosed walking bridge will connect the main hospital to the proposed patient buildings located on the eastern portion of the medical campus.

With the addition of the new uses, a total of 29,220 square feet of floor area would be demolished, which includes the 8,000 square foot Foundation building and 21,220 square feet of medical office space. At buildout, the campus would encompass 916,611 square feet of uses and provide 3,028 parking spaces. The Master Plan proposes a range of building heights, up to a maximum of 85 feet.

The site plan has been included as an attachment to this Initial Study (refer to Exhibit 3, *Site Plan*).

Project Location:

The approximately 30-acre project site is generally located north of the intersection of McBean Parkway and Orchard Village Road,

east of the Interstate 5 (I-5) freeway in the City of Santa Clarita. The project area encompasses approximately 32 acres within the existing Henry Mayo Newhall Memorial Hospital facility located at 23845 McBean Parkway. Maps of the regional and local vicinity have been included as attachments to this Initial Study (refer to Exhibit 1, *Regional Location*, and Exhibit 2, *Local Vicinity*).

General Plan / Zoning Designation: According to the Exhibit L-2, *Existing Land Use Map*, in the City's General Plan, the project site is designated for Public Facilities uses. This category includes government buildings, libraries, schools and other public institutions. The zoning designation for the project site is Residential Low (RL). This zone is intended for single-family detached homes at a density of up to two and two-tenths (2.2) dwelling units per gross acre. However, other uses, such as hospitals, are permitted within RL zoning districts, subject to review and issuance of a conditional use permit (CUP).

Project Applicant: Mr. Roger Seaver
Henry Mayo Newhall Memorial Hospital/G&L Realty
23845 McBean Parkway
Santa Clarita, California 91355
(661) 253-8011

Surrounding Land Uses and Setting: To the north, south, and west of the project site, land uses consist of single-family residences zoned for Residential Low (RL) uses. Also, to the north and west, land uses consist of senior housing (assisted living) and medical offices zoned Residential Medium High (RMH). This zone corresponds to the single-family detached tract home at a density of up to five dwelling units per gross acre. Additional uses are permitted that are complimentary to, and can exist in harmony with, a residential neighborhood. To the east of the project site, land uses are zoned for Residential Suburban (RS) uses and consist of single-family residential uses.

Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement): Los Angeles County Fire Department, Los Angeles County Sanitation District, Valencia Water Company, Southern California Association of Governments, South Coast Air Quality Management District, Southern California Edison, Southern California Gas, Industrial Waste providers

The environmental factors checked below would be affected by this project, involving at least one impact that is a **“Potentially Significant Impact”** or **“Potentially Significant Impacts Unless Mitigation Measures Incorporated”** as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Land Use and Planning	<input checked="" type="checkbox"/> Transportation/ Circulation	<input checked="" type="checkbox"/> Public Services
<input checked="" type="checkbox"/> Population and Housing	<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Geological Problems	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Aesthetics
<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Hazards	<input type="checkbox"/> Cultural Resources
<input checked="" type="checkbox"/> Stormwater Management & Recycling	<input checked="" type="checkbox"/> Mandatory Tests of Significance	<input checked="" type="checkbox"/> Utilities and Service System
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Energy and Mineral Resources	

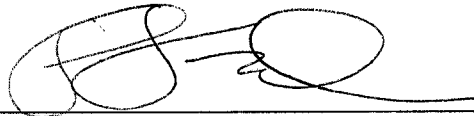
DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant impact on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been mitigated adequately in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT must be prepared, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Prepared By:

Fred Follstad, AICP, Senior Planner




7.12.06

(Signature)

(Date)

Approved By:

Lisa Hardy, Planning Manager



7.12.06

(Signature)

(Date)

ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. LAND USE AND PLANNING. Would the proposal:				
a) Conflict with general plan designation or zoning?	[X]	[]	[]	[]
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	[X]	[]	[]	[]
c) Be incompatible with existing land use in the city?	[X]	[]	[]	[]
d) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	[]	[]	[]	[X]
e) Affect a Significant Ecological Area (SEA)?	[]	[]	[]	[X]
f) Other _____	[]	[]	[]	[X]
II. POPULATION AND HOUSING. Would the proposal:				
a) Cumulatively exceed official regional or local population projections?	[X]	[]	[]	[]
b) Create a net loss of jobs?	[X]	[]	[]	[]
c) Displace existing housing, especially affordable housing?	[]	[]	[]	[X]
d) Other _____	[]	[]	[]	[X]
III. GEOLOGIC PROBLEMS. Will the proposal result in:				
a) Unstable earth conditions or in changes in geologic substructures?	[X]	[]	[]	[]
b) Disruptions, displacements, compaction or overcovering of the soil?	[X]	[]	[]	[]
c) Change in topography or ground surface relief features?	[]	[]	[X]	[]
d) The destruction, covering or modification of any unique geologic or physical features?	[]	[]	[X]	[]

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
e) Any increase in wind or water erosion of soils, either on or off the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Changes in deposition, erosion or siltation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Other modification of a wash, channel, creek, or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Earth movement (cut and/or fill) of 10,000 cubic yards or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Development and/or grading on a slope greater than 25% natural grade?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Development within the Alquist-Priolo Special Studies Zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IV. WATER. Would the proposal result in:				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen, or turbidity)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Changes in currents, or the course of direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Changes in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
g) Altered direction or rate of flow of groundwater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Impacts to groundwater quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. STORMWATER MANAGEMENT AND RECYCLING.

Would the proposal result in:

a) Would the proposed project result in storm water system discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the proposed project result in a significant environmentally harmful increase in the flow rate or volume of the project site or surrounding areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Would the proposed project result in storm water discharges that would significantly impair the beneficial uses of receiving waters or areas that provide water quality benefits (e.g., riparian corridors, wetlands, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Would the proposed project cause harm to the biological integrity of drainage systems and water bodies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Does the proposed project include provisions for the separation and reuse of materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. AIR QUALITY. Would the proposal:

a) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose sensitive receptors to pollutants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
c) Create objectionable odors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Other_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. TRANSPORTATION/CIRCULATION.				
Would the proposal result in:				
a) Increased vehicle trips or traffic congestion?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Insufficient parking capacity onsite or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus stops, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Disjointed pattern of roadway improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Other_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VIII. BIOLOGICAL RESOURCES.				
Would the proposal result in impacts to:				
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Oak trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Wetland habitat or blue line stream?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX. ENERGY AND MINERAL RESOURCES.				
Would the proposal:				
a) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Use nonrenewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. HAZARDS. Would the proposal involve:				
a) A risk of accidental explosion or release of hazardous substances (including but not limited to oil, pesticides, chemicals, or radiation)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Possible interference with an emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) The creation of any health hazard or potential health hazard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of people to existing sources of potential health hazards (e.g. electrical transmission lines, gas lines, oil pipelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. NOISE. Would the proposal result in:				
a) Increases in existing noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to severe noise levels or vibration?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. PUBLIC SERVICES. Would the proposal have an effect on, or result in a need for new or altered government services in any of the following areas:				
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
e) Other government services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XIII. UTILITIES.

Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

a) Power or natural gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Communications systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Local or regional water treatment or distribution facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Sewer or septic tanks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Storm water drainage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Solid waste disposal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Local or regional water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. AESTHETICS. Would the proposal:

a) Affect a scenic vista open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a negative aesthetic effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Create light or glare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. CULTURAL RESOURCES. Would the proposal:

a) Disturb paleontological or archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a recognized historical site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. RECREATION

a) Will the proposal result in an impact upon the quality or quantity of existing recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	[X]	[]	[]	[]
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	[X]	[]	[]	[]
c) Does the project have impacts which are individually limited but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	[X]	[]	[]	[]
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	[X]	[]	[]	[]
XVIII. DEPARTMENT OF FISH AND GAME 'DE MINUMUS' FINDING				
a) Will the project have an adverse effect either individually or cumulatively, on fish and wildlife resources? Wildlife shall be defined for the purpose of this question as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability."	[]	[]	[]	[X]

IXX. DISCUSSION OF ENVIRONMENTAL IMPACTS AND/OR EARLIER ANALYSIS:

Section and Subsections	Evaluation of Impact
<p>I. LAND USE AND PLANNING</p>	<p>a) According to the Exhibit L-2, <i>Existing Land Use Map</i>, in the City's General Plan, the project site is designated for Public Facilities uses. This category includes government buildings, libraries, schools and other public institutions. The zoning designation for the project site is Residential Low (RL). This zone is intended for single-family detached homes at a density of up to 2.2 dwelling units per gross acre. The site is currently developed with the Henry Mayo Newhall Memorial Hospital and medical office buildings. Although the project proposes to expand the uses on the medical campus, further review and analysis in the EIR of the project and associated entitlements to all applicable goals and polices of the General plan and zoning requirements is required.</p> <p>b) As stated in Response I(a), above, further review and analysis of the project and associated entitlements to all applicable goals and polices of the General plan and zoning requirements is required. Thus, the project could conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>c) The site is currently developed with the Henry Mayo Newhall Memorial Hospital and medical office buildings. The project will not introduce a new land use to the City. However, impacts may occur to the existing land uses because the development may result in impacts regarding traffic, noise, light and glare, etc. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>d) The project will not divide the physical arrangement of an established community. The project location is within the existing Henry Mayo Newhall Memorial Hospital and G&L Realty property. Thus, no impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>e) The project site does not contain a significant ecological area (SEA). Therefore, the project will not affect a SEA. No impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>f) Other: No additional impacts are anticipated with regards to land use and planning. Further analysis in the EIR regarding this topic is not required.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>II. POPULATION AND HOUSING</p>	<p>a) The project proposes the expansion of the existing medical campus and will not directly introduce residential uses that could result in population increases. However, due to the size and scope of the project, secondary population impacts could occur as a result of buildout of the proposed project. Thus, this issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p>

Section and Subsections	Evaluation of Impact
	<p>b) The Santa Clarita Valley is considered housing rich and jobs poor. The project includes the expansion of the existing medical campus, which is anticipated to create new jobs within the City of Santa Clarita. This issue will be analyzed in more detail in the EIR to determine the net impact to the City's jobs to housing balance.</p> <p>c) The project will not displace any existing housing because the site is currently developed with the Henry Mayo Newhall Memorial Hospital and medical office buildings. No impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>d) Other: No additional impacts are anticipated with regards to population and housing. Further analysis in the EIR regarding this topic is not required.</p> <p>Potential impacts related to population and housing may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>III. GEOLOGIC PROBLEMS</p>	<p>a) The project will require grading and excavation to accommodate the proposed structures, including below grade parking structures. The project will also require fill to level areas to create building pads on the site for development. Further analysis is required to determine if any geologic substructures will be impacted as a result of project implementation. Also, there may be significant impacts to the earth conditions because substantial grading will occur; thus, this issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>b) The approval of the project will result in disruption, displacement, compaction and over-covering of soil. The areas of the site to be developed will require grading activities causing potentially significant impacts to the existing conditions; thus, this issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>c) The project land area has minimal topographic relief. The project site is currently flat and development will not substantially alter any topographic relief features that presently exist. Less than significant impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>d) The project site is currently developed with the Henry Mayo Newhall Memorial Hospital and medical office buildings, and does not contain any unique geologic or topographic features. Consequently, impacts to unique geologic/topographic features will be less than significant. Further analysis in the EIR regarding this topic is not required.</p> <p>e) Construction activity associated with the proposed improvements may result in short-term wind and water driven erosion of soils. This impact is generally considered short term in nature, however, due to the size of the project, this issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p>

Section and Subsections	Evaluation of Impact
	<p>f) The project is located adjacent to hillside areas in addition to relatively level ground. Development of the project area, which is generally located south of the adjacent hillside areas, could possibly expose people or property to geologic hazards such as landslides, mudslides, ground failure, or any similar type hazards. All of Southern California is located in an earthquake prone region. The project may result potentially significant impacts regarding geologic hazards. Therefore, this issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>g) The project will create changes in soil deposition, erosion, and siltation. The project will be subject to the National Pollutant Discharge Elimination System (NPDES) General Permit, which will require mechanisms that will minimize soil deposition, erosion or siltation; however, this issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>h) The project will not modify a wash, channel, creek or river and consequently, no impacts to these resources are anticipated. Further analysis in the EIR regarding this topic is not required.</p> <p>i) The project could result in earth movement of greater than 10,000 cubic yards. This may result in a potentially significant impact to the existing conditions on site; thus, this issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>j) The project area is relatively flat and is not located on slopes of greater than 25 percent natural grades and will, therefore, not create any adverse geologic conditions. Thus, no impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>k) The project is not located within an Alquist-Priolo Special Studies Zone. Therefore, persons will not be exposed to potentially unsafe conditions due to the location of faults in proximity to the project. Thus, no impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>l) Other: No additional impacts are anticipated with regards to geologic problems. Further analysis in the EIR regarding this topic is not required.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>IV. WATER</p>	<p>a) Development of the site will involve the construction of impervious surfaces, which will lead to a decrease in ground absorption on-site, an increase in the quantity of surface water and possible changes to existing drainage patterns. The possible changes in drainage patterns, altered absorption rates, and the manner in which runoff from the site will be accommodated by existing or future flood control infrastructure improvements requires further review and analysis in the EIR to determine the significance of potential impacts.</p>

Section and Subsections	Evaluation of Impact
	<p>b) The project area is not located within a mapped 100-year floodplain by the Federal Emergency management Agency (FEMA). However, development of the site will involve the construction of impervious surfaces, which will lead to a decrease in ground absorption on-site, an increase in the quantity of surface water and possible changes to existing drainage patterns. The possible changes in drainage patterns, altered absorption rates, and the manner in which runoff from the site will be accommodated by existing or future flood control infrastructure improvements requires further review and analysis in the EIR to determine the significance of potential impacts.</p> <p>c) As development occurs, the project area will be subject to urban contaminants such as motor oils, gasoline, etc. Development of the site will create additional contaminants generated by the medical campus uses. Runoff on internal roadways will be directed into gutters and channeled toward catch basins, which will filter out many of the solid pollutants from the runoff. Construction activities associated with the project are not anticipated to discharge substantial pollutant concentrations into surface waters or alter surface water quality because the project will be required to incorporate National Pollutant Discharge Elimination System (NPDES) General Permit mechanisms designed to reduce and eliminate such discharges. However, potentially significant impacts may still result from development of the project and therefore, water-related issues require further analysis in the EIR to determine the significance of potential impacts.</p> <p>d) The project may increase the amount of surface water in nearby water bodies due to an increase in hardscape on the project site. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>e) Although the project may increase the amount of surface water in nearby water bodies, development of the project will not create a change in currents or the course of the direction of water movements because water from the site will be channeled to the local municipal storm drain system and not directly into any water body. Thus, less than significant impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>f) Construction of the project may change the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability because the new amount of proposed hardscape necessary to construct the project is substantial; thus, further analysis is required in the EIR.</p> <p>g) Construction of the project may require major cuts in the soil surface that will disturb groundwater flows thereby altering the direction or flow of groundwater; thus, this issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>h) The project may have impacts to groundwater quality, which will require further review and analysis in the EIR to determine the significance of potential impacts.</p>

Section and Subsections	Evaluation of Impact
	<p>i) Water will be needed during construction activities for watering of exposed soil to minimize airborne dust and dirt and may increase the demand on public water supplies. Although this impact is potentially significant, it will be short-term. However, once the medical campus is built out, there will be a long-term increase in the demand for public water. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>j) Other: No additional issues related to water are identified at this time. Further analysis in the EIR regarding this topic is not required.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the Draft Mitigation Monitoring and Reporting Program.</p>
<p>V. STORMWATER MANAGEMENT AND RECYCLING</p>	<p>a) The project may result in substantial stormwater discharges during construction activities. Additionally, a modified drainage system will be incorporated into the project. Thus, further analysis of storm water discharges is required in the EIR to determine the significance of potential impacts.</p> <p>b) The project may result in a potentially significant environmentally harmful increase in the flow rate or volume of the project site or surrounding areas. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>c) The project may have a substantial increase in stormwater discharges from the site and may impair the beneficial uses of receiving waters or areas that provide water quality benefits. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>d) Stormwater from the site will be channeled to the local municipal storm drain system and not directly into any water body. Stormwater discharges from the site are not anticipated to cause harm to the biological integrity of drainage systems and water bodies. Thus, less than significant impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>e) Waste materials expected to be generated are typical construction debris, including concrete and asphalt. Although impacts may be significant, they are short term in nature. Furthermore, the expansion of the medical campus may significantly increase the solid waste disposal at landfills and other waste disposal facilities. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>f) Other: No additional issues related to stormwater management and recycling have been identified at this time. Further analysis in the EIR regarding this topic is not required.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>

Section and Subsections	Evaluation of Impact
<p>VI. AIR QUALITY</p>	<p>a) Construction and buildout of the project will result in pollutant emissions from three different sources, including: (1) short-term construction emissions; (2) long-term mobile emissions from trucks and vehicles traveling to and from the site once the project is operational; and (3) long-term stationary emissions from power and gas consumption and machinery and equipment on-site. The greatest potential for air quality impacts from the project will be attributed to mobile emissions. The project's potential air quality impacts on a local and regional level requires an evaluation pursuant to the SCAQMD and California Air Resources Board (CARB) requirements and methodology. Additional analysis in the EIR is required to quantify potential project-related air quality impacts (both short-term and long-term) and potential mitigation that will be effective in reducing pollutant emissions. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>b) Sensitive populations (i.e., children, senior citizens and acutely or chronically ill people) are more susceptible to the effects of air pollution than are the general population. Land uses that are considered sensitive receptors include residences, schools, playgrounds, child care centers, hospitals, convalescent homes and retirement homes. Sensitive receptors in proximity to the project site include existing residences to the north, south, east and west. Construction and operation of the project will increase vehicle trips on area roadways and result in associated air pollutants. Grading and excavation operations may also have air quality impacts in the absence of mitigation. These impacts require additional analysis in the EIR to assess levels of significance.</p> <p>c) Construction activities will involve the use of a variety of gasoline or diesel-powered equipment that will emit exhaust fumes. An increase in vehicle traffic upon project implementation may also impact air quality. These impacts are considered to be potentially significant. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>d) Other: No additional impacts are anticipated with regards to air quality. Further analysis in the EIR regarding this topic is not required.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>VII. TRANSPORTATION/ CIRCULATION</p>	<p>a) The project will result in an increase in vehicle trips to and from the site area beyond existing conditions. The total number of trips generated by the project is currently unknown. Nonetheless, the addition of daily trips may create additional traffic congestion on the circulation system. A traffic study should be prepared and further analysis in the EIR is required to analyze impacts to the City's transportation system.</p>

Section and Subsections	Evaluation of Impact
	<p>b) The project site plan is subject to review by the City of Santa Clarita to evaluate the effectiveness of internal circulation in the parking areas and the driveways. Compliance with City standards will ensure that all impacts in this regard are less than significant. Further analysis in the EIR regarding this topic is not required.</p> <p>c) The site is located in an area where adequate circulation and access is provided to address emergency responses. Future construction of structures is subject to all emergency access standards and requirements of the Los Angeles County Fire Department. Compliance with the Fire Department and City standards will ensure that all impacts in this regard are less than significant. Further analysis in the EIR regarding this topic is not required.</p> <p>d) Parking requirements for the project will be subject to City standards and requirements. Thus, less than significant impacts will occur with regards to parking. Further analysis in the EIR regarding this topic is not required.</p> <p>e) Construction of the site will cause periodic activity that will result in the temporary presence of hazards and barriers, such as construction equipment, open trenches, demolition debris, and stockpiled material on the project site. However, no bike trails exist on the project site and therefore, will not be impacted. Thus, no impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>f) All roadway improvements will be designed and constructed meet the City standards. No conflicts with adopted policies supporting alternative transportation are anticipated. Therefore, impacts will be less than significant in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>g) The project will not result in a disjointed pattern of roadway improvements. The project and any associated roadway improvements will be designed and developed in compliance with the City's standards. Thus, no impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>h) Other: No additional impacts are anticipated with regards to transportation and circulation. Further analysis in the EIR regarding this topic is not required.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>VIII. BIOLOGICAL RESOURCES</p>	<p>a) The project area is currently developed with an urban character. No sensitive biological habitats, including wetlands or riparian habitat, exist within the project area. Thus, less than significant impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>b) No oak trees protected by the City's Oak Tree Ordinance exist on the site. Thus, no impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p>

Section and Subsections	Evaluation of Impact
	<p>c) The project site will not impact any federally protected wetlands through direct removal, filling, hydrological interruption, or other means. Therefore, no project impacts will occur to wetlands or blue-line streams. Further analysis in the EIR regarding this topic is not required.</p> <p>d) The project site is located within the existing Henry Mayo Newhall Memorial Hospital and G&L Realty property. The site does not support habitat for native resident or migratory fish or wildlife species nor is there a native wildlife nursery sites with close proximity. Therefore, no impacts will result from project implementation. Further analysis in the EIR regarding this topic is not required.</p> <p>e) Other: No additional biological resource impacts have been identified at this time. Further analysis in the EIR regarding this topic is not required.</p> <p>Development of the project will not result in any potentially significant impacts to biological resources. Thus, further review and analysis of biological resources within the EIR is not required.</p>
<p>IX. ENERGY AND MINERAL RESOURCES</p>	<p>a) The project involves the expansion of the existing medical campus, which will not conflict with adopted energy conservation plans. Thus, no impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>b) The project will not result in the use of nonrenewable resources in a wasteful or inefficient manner because any resources expended will be used only once, during construction activities. Following construction, energy resources will be required for project operation. These resources will primarily include the use of gasoline associated with the project's vehicle trips, the requirement for natural gas for heating and cooling, and electricity for lighting. These energy resources are available commercially and will likely be utilized at other sites if not used for this project. Given that supplies of these materials area adequate, and no element of this project will require excessive use of any of these energy resources, less than significant impacts on energy resources are expected to result from project implementation. Further analysis in the EIR regarding this topic is not required.</p> <p>c) The project will not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state because the project is for the expansion of the existing medical campus and will not use any mineral resources as defined in the City's General Plan. Therefore, no impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>d) Other: No additional impacts are anticipated with regards to energy and mineral resources. Further analysis in the EIR regarding this topic is not required.</p> <p>Development of the project will not result in any potentially significant impacts to energy and mineral resources. Thus, further review and analysis of energy and mineral resources within the EIR is not required.</p>

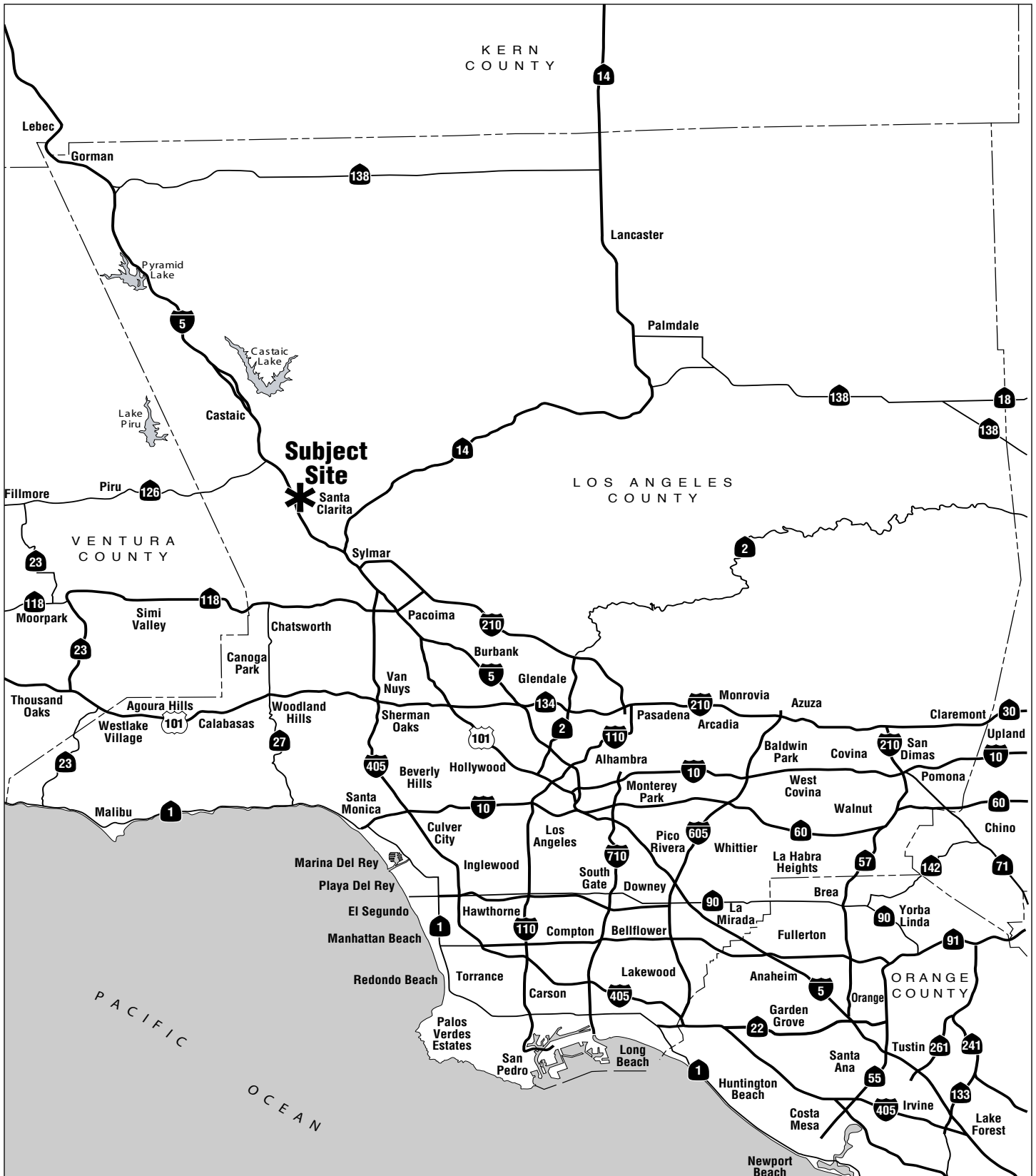
Section and Subsections	Evaluation of Impact
<p>X. HAZARDS</p>	<p>a) The project proposes the expansion of the existing medical campus, which currently stores, utilizes and disposes of hazardous materials. A risk of accidental explosion or release of hazardous substances is considered to be potentially significant impact. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>b) The project will result in additional vehicular traffic and modifications to the existing medical campus, which could interfere with an adopted emergency evacuation and/or emergency response plan. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>c) As stated in Response X (a), above, the existing medical campus currently stores, utilizes and disposes of hazardous materials. Further review and analysis of potential health hazards from hazardous materials is required in the EIR to determine the significance of potential impacts.</p> <p>d) The project site is not in close proximity to any transmission lines and any gas, water and oil lines that are below ground will not be affected with the development of the project. Therefore, the project is not likely to expose people to existing sources of potential health hazards because all work will be completed in a manner to protect underground lines. Therefore, less than significant impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>e) Project implementation will include the introduction of additional ornamental landscaping, which is not anticipated to create hazardous conditions associated with brush fires. Although the project site is located south of an area that is densely vegetated, the proposed improvements will not result in an increase in such vegetation. Thus, less than significant impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>f) Other: No additional impacts are anticipated with regards to hazards. Further analysis in the EIR regarding this topic is not required.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>XI. NOISE</p>	<p>a) Project construction and operation will result in both short-term and long-term impacts. Short-term impacts will occur during grading and construction operation and will expose adjacent uses to noise levels between 70 and 90 decibel at 50 feet from the noise source. Long-term noise impacts will be associated with vehicular traffic to/from the site (including employees and visitors), outdoor activities, deliveries and stationary mechanical equipment on-site. Both short- and long-term noise impacts require further review and analysis in the EIR to determine the significance of potential impacts.</p>

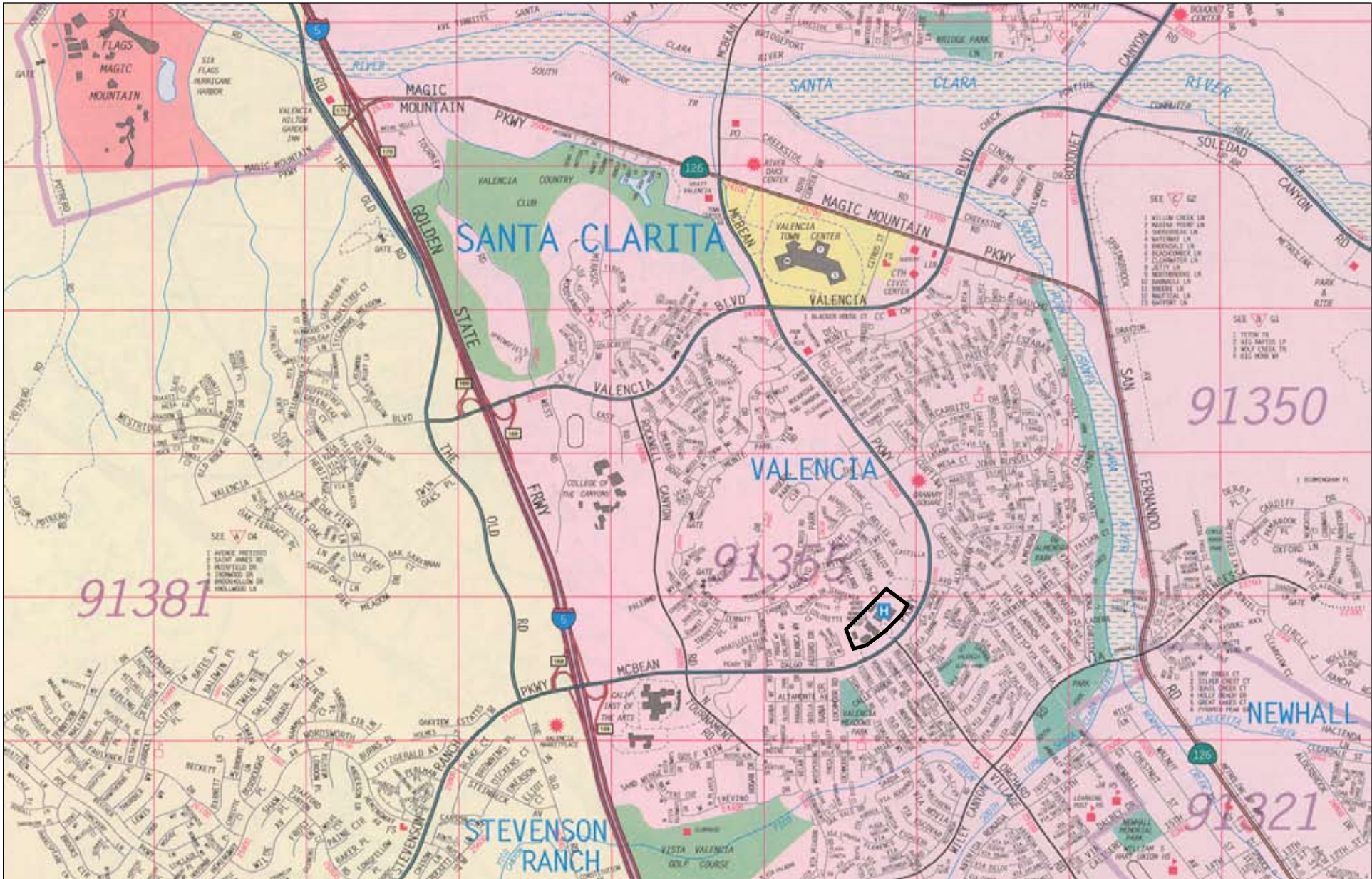
Section and Subsections	Evaluation of Impact
	<p>b) The project may include extensive earthwork and grading to prepare the site for installation of infrastructure and site development. Additionally, noise and vibration from the heliport could result in potentially significant impacts to adjacent residences. Further review and analysis in the EIR is required to determine the significance of potential impacts.</p>
<p>XII. PUBLIC SERVICES</p>	<p>a) The project will expand the existing medical campus, which may require additional fire stations and personnel to serve the project area. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>b) As the employee population increases, there may be an indirect secondary impact to the City's residential population, which could impact police services. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>c) As the employee population increases, there may be an indirect secondary impact to the City's residential population, which could impact school services. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>d) Project implementation will not result in an increase in the total pavement and sidewalk area maintained by the City. Periodic maintenance of storm drains and fire hydrants will occur in a similar manner as compared to the existing medical campus. Thus, less than significant impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>e) The proposed expansion of the existing medical campus could result in impacts to landfill capacities. Thus, further review and analysis of solid waste services is required in the EIR to determine the significance of potential impacts.</p> <p>f) Other: No additional impacts are anticipated with regards to public services. Further analysis in the EIR regarding this topic is not required.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>XIII. UTILITIES</p>	<p>a) The project will include the expansion of the existing utility system throughout the project site. This includes requiring the services of Southern California Edison and Southern California Gas Company. This impact is potentially significant and further analysis in the EIR is required to address this issue.</p>

Section and Subsections	Evaluation of Impact
	<p>b) The project will include the expansion of existing communication systems, including cable (Warner Communications or Comcast) and telephone (Pacific Bell) services. This impact is potentially significant and further analysis in the EIR is required to address this issue.</p> <p>c) The project will include the expansion of the existing medical campus, which could substantially increase the demand for wastewater treatment resulting in a significant impact on local and regional water treatment and distribution facilities. Additional facilities may be required to accommodate the medical campus expansion. Therefore, this issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>d) The project will result in a potentially significant increase to the amount of sewage generated. Therefore, potentially significant impacts related to sewers require further analysis in the EIR to determine the significance of potential impacts.</p> <p>e) The project will require the construction of new stormwater drainage facilities and/or expansion of existing facilities. Expansion of the system will be required to accommodate the proposed medical campus facilities. This will result in a potentially significant impact and requires further analysis in the EIR to determine the significance of potential impacts.</p> <p>f) The project, once occupied by employees and patients, will generate a significant amount of solid waste that will need to be picked up and transported to appropriate waste facilities. At this time, the City of Santa Clarita exports virtually all its wastes, except for those wastes that can be recycled, to the Chiquita Canyon Landfill. Further analysis in the EIR is required in the EIR to determine the impacts to solid waste and recycling facilities.</p> <p>g) The project may create a need for local or regional water supplies and/or expansion of existing water service facilities. Therefore, this issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>h) Other: No additional impacts are anticipated with regards to utilities. Further analysis in the EIR regarding this topic is not required.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>XIV. AESTHETICS</p>	<p>a) The project site is currently developed with urbanized uses as part of the existing medical campus. Views to and from the medical campus consist of short-range views of adjacent residential uses. The site does not offer long-range views of a scenic vista open to public view. Thus, no impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>b) Surrounding land uses that may be affected by the changes to the subject property include residences to the north, south, east and west of the project area. Development of the site will result</p>

Section and Subsections	Evaluation of Impact
	<p>in new buildings with varying heights and massing, ornamental landscaping and paved surfaces. Thus, the visual character and short-range views across the site will be altered by the proposed development conditions. This issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>c) Currently, the site is developed and contains lighting for activity areas involving nighttime uses, parking, lighting around the structures (i.e., security lighting, walkways) and lighting for interiors of buildings. Implementation of the project may create light and glare impacts in areas that currently have little or no such occurrences. Thus, this issue will be analyzed in more detail in the EIR to determine the significance of potential impacts.</p> <p>d) Other: No additional impacts are anticipated with regards to aesthetics. Further analysis in the EIR regarding this topic is not required.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>XV. CULTURAL RESOURCES</p>	<p>a) Project implementation will occur within an existing urbanized area, which was disturbed in the past as part of construction of the existing medical campus. The project area was previously graded for the construction of the existing medical campus. No archaeological or paleontological resources were previously identified during the construction of the existing campus. Thus, less than significant impacts are anticipated in this regard. However, should any evidence of archeological or paleontological resources be encountered during excavation activities, construction activities will be halted in accordance with all applicable provisions of the California Quality Act (CEQA), Public Resources Code §15064.5 (f); Health and Safety Code §7050.5; and Public Resources Code §5097.98. Thus, less than significant impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>b) The project will not have the potential to cause a physical change, which will affect unique ethnic cultural values because the site has been disturbed with no previous indication of cultural value at the site. Thus, no impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>c) The project will not restrict existing religious or sacred uses within the project area. Access to churches located in the project area will not be impeded as a result of construction of the project. Thus, no impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>d) The project site is not designated as a recognized historical site and consequently, no recognized historical site will be affected. Thus, no impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p>

Section and Subsections	Evaluation of Impact
	<p>e) Other: No additional impacts are anticipated with regards to cultural resources. Further analysis in the EIR regarding this topic is not required.</p> <p>Development of the project will not result in any potentially significant impacts to cultural resources. Thus, further review and analysis of cultural resources within the EIR is not required.</p>
<p>XVI. RECREATION</p>	<p>a) Although project implementation will generate a secondary population increase, the project will not generate a substantial increase in use of existing neighborhood and regional parks or other recreational facilities with the expansion of the medical campus. Therefore, less than significant impacts will occur in this regard. Further analysis in the EIR regarding this topic is not required.</p> <p>b) Other: No additional impacts are anticipated with regards to recreation. Further analysis in the EIR regarding this topic is not required.</p> <p>Development of the project will not result in any potentially significant impacts to existing recreation facilities. Thus, further review and analysis of recreational facilities within the EIR is not required.</p>
<p>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</p>	<p>a-d) The analysis of the issues raised by the checklist questions indicates that project impacts are generally considered to be potentially significant impacts that require further analysis within the EIR. These areas include land use and planning; population & housing; geological problems; water; air quality; transportation/circulation; noise; hazards; public services; aesthetics; and utilities and service system. These areas may require technical studies, photo simulations and other research to provide appropriate environmental documentation for this project.</p>
<p>XVIII. DEPARTMENT OF FISH AND GAME 'DE MINIMUS' FINDING</p>	<p>a) The project will not adversely affect either individually or cumulatively fish and wildlife resources. Thus, no impacts will result from project implementation.</p>





Source: Thomas Bros. Map, 4550, Los Angeles County, 2005.

— Project Site

NOT TO SCALE

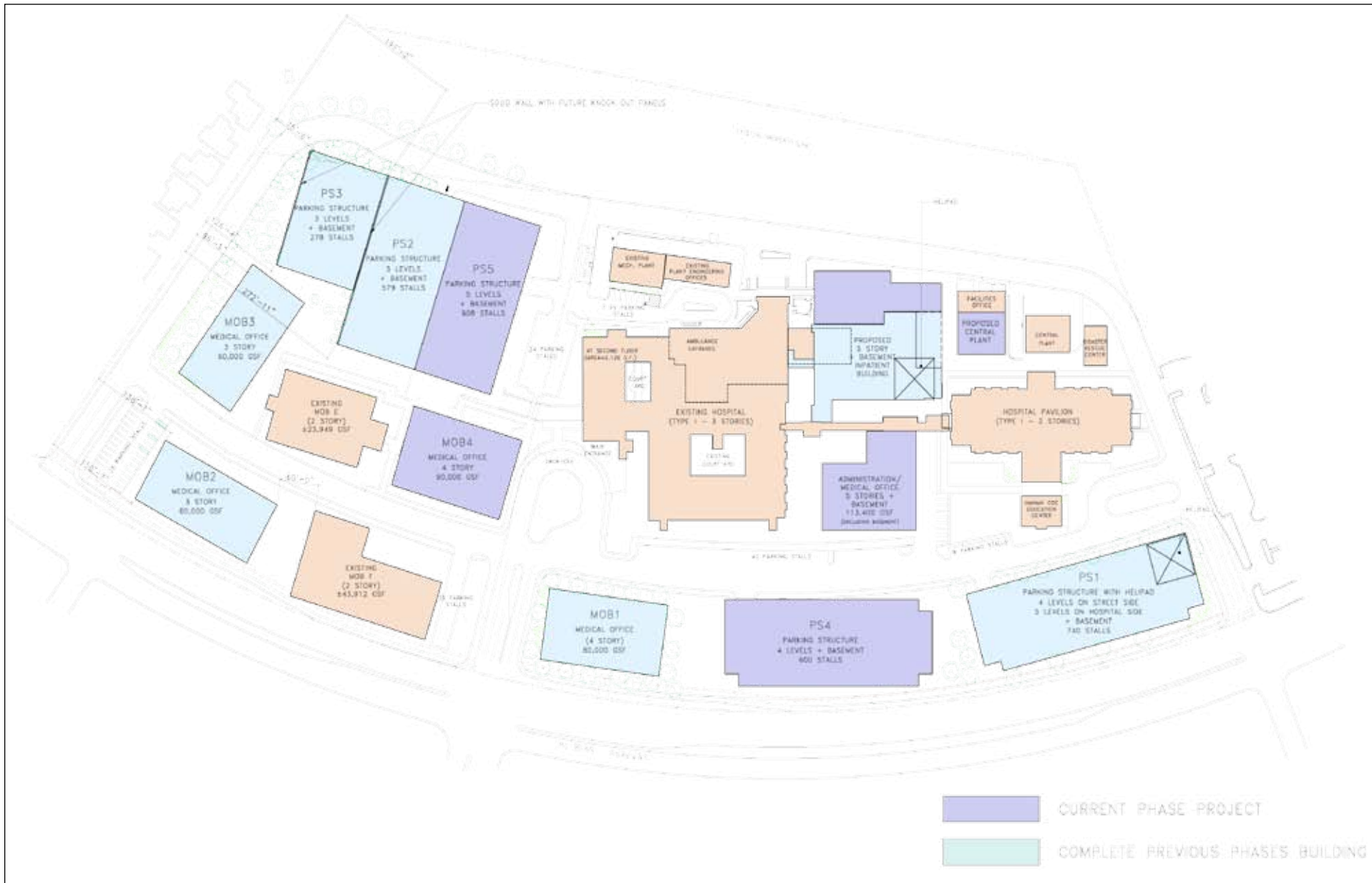


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INITIAL STUDY
HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN

Project Vicinity Map

Exhibit 2



Source: SWA Architects, June 23, 2006.

NOT TO SCALE



07/06 • JN 10-103970

INITIAL STUDY
HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN

Site Plan

Exhibit 3

2004
INITIAL STUDY/NOTICE OF
PREPARATION

NOTICE OF PREPARATION

TO: Distribution List

FROM: City of Santa Clarita
23920 Valencia Blvd., Suite 300
Santa Clarita, CA 91355

SUBJECT: Notice of Preparation of Draft Environmental Impact Report and Public Scoping Meeting for the Henry Mayo Newhall Memorial Hospital Master Plan Project

The City of Santa Clarita will be the lead agency and will prepare an Environmental Impact Report (“EIR”) for the Henry Mayo Newhall Memorial Hospital (HMNMH) Master Plan project, located north of the intersection of McBean Parkway and Orchard Village Road, east of the Interstate 5 (I-5) freeway, in the City of Santa Clarita. The Project Applicant for the HMNMH Master Plan is the Henry Mayo Newhall Memorial Hospital and G&L Reality.

We need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project. The project description, location, and the probable environmental effects are contained in the attached materials. A copy of the Initial Study is attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. Please send your written response to Wendy Deats, Assistant Planner II at the address shown above. We would appreciate the name of a contact person in your agency.

Also, the City of Santa Clarita will conduct a public scoping meeting on Monday, December 13, 2004 from 6:30 to 9:00 p.m. at City Hall located at 23920 Valencia Blvd. to accept comments on the scope of the “EIR” for the HMNMH Master Plan. This meeting will serve as a public forum to discuss the environmental issues identified in the Initial Study for the HMNMH Master Plan EIR, and any other issues identified by the public that should be included for further analysis within the HMNMH Master Plan EIR.

Date: November 30, 2004 _____

Title: Wendy Deats, Assistant Planner II

Telephone: (661) 286-4175

Reference: California Administrative Code, Title 14, Sections 15082(a), 15103, 15375.

**INITIAL STUDY
CITY OF SANTA CLARITA**

Project Title/Master Case Number: Henry Mayo Newhall Memorial Hospital Master Plan
Master Case No. 04-325

Lead Agency name and address: City of Santa Clarita
23920 Valencia Boulevard, Suite 300
Santa Clarita, California 91355

Contact Person & phone number: Wendy Deats, Assistant Planner II
(661) 255-4330

Project location: The project area is generally located north of the intersection of McBean Parkway and Orchard Village Road, east of the Interstate 5 (I-5) freeway in the City of Santa Clarita. The project area encompasses approximately 32 acres within the existing Henry Mayo Newhall Memorial Hospital facility located at 23845 McBean Parkway. Maps of the regional and local vicinity have been included as attachments to this Initial Study.

Applicant's name and address: Henry Mayo Memorial Hospital/G&L Realty
23845 McBean Parkway
Santa Clarita, California 91355
Attn: Roger Seaver (661) 253-8011

General Plan designation: According to the Exhibit L-2, Existing Land Use Map, in the City's General Plan, the project site is designated for Public Facilities uses. This category includes government buildings, libraries, schools and other public institutions.

Zoning: The zoning designation for the project site is Residential Low (RL). This zone is intended for single-family detached homes at a density of up to two and two-tenths (2.2) dwelling units per gross acre.

Description of project and setting: The Henry Mayo Newhall Memorial Hospital (HMNMH) and G&L Realty are proposing a long-range Master Plan for the buildout of the HMNMH facility on McBean Parkway. It is anticipated that the Master Plan will be built out over the next 20 to 25 years, and will include the provision of additional in-patient, out-patient and associated medical facilities, as well as the provision of adequate parking facilities. Presently, the medical campus occupies 337,160 square feet of building area, including 105,052 square feet of medical offices (including an 8,000 square foot Foundation modular building) and 232,108 square feet of hospital-related floor area. The hospital-related uses include: 146,000 square foot hospital, 63,800 square foot nursing pavilion, 8,000 square foot central plant, 9,022 square foot bridge, and 5,286 square foot basement.

The Master Plan proposes to add a total of 694,659 square feet of floor area to the medical campus. The proposed building space includes 290,000 square feet of medical offices and 404,659 square feet of hospital-related uses. In addition, the

Master Plan proposes a 5,259 square foot heliport (approved under separate action) that will be relocated, a 113,400 square foot administration building, a 22,000 square foot central plant, and three patient towers totaling 264,000 square feet.

With the addition of the new square footage, a total of 29,220 square feet of floor area will be demolished, which includes the 8,000 square foot Foundation building and 21,120 square feet of medical office space. At buildout, the campus would encompass 938,799 square feet of uses and provide 3,577 parking spaces. The Master Plan proposes a range of building heights, up to a maximum of 100 feet.

At this time, the Hospital and G&L Realty have identified that buildout of the project would occur over multiple phases, with each varying in time, and remain flexible to respond to hospital and out-patient demands in the future. However, parking and other necessary improvements will be provided for each phase in accordance with the City's Master Plan approval. The site plan for the project is included as an attachment to this Initial Study.

Surrounding land uses:

To the north and west of the project site, land uses consist of single-family residences zoned for Residential Low uses. To the east of the project site, land uses are zoned for Residential Medium High (RMH) uses and consist of senior housing assisted living and medical offices. This zone corresponds to grouped housing such as townhomes, triplexes, fourplexes and larger group housing at a density up to 20.0 dwellings per gross acre. Additional uses are permitted that are complimentary to, and can exist in harmony with, a residential neighborhood. To the south of the project site, land uses consist of single-family residences zoned for Residential Suburban (RS) uses. This zone corresponds to the single-family detached tract home at a density of up to five dwelling units per gross acre. Similar to the RMH designation, RS zoned areas permit additional uses that are complimentary to, and can exist in harmony with, a residential neighborhood.

Other public agencies whose approval is required:

Los Angeles County Fire Department, Los Angeles County Sanitation District, Valencia Water Company, Valencia Bridge and Throughfare District, and South Coast Air Quality Management District.

C. EVALUATION OF ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS - Would the project:				
a) Have a substantial adverse effect on a scenic vista?	[]	[]	[]	[X]
b) Substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway?	[]	[]	[]	[X]
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	[X]	[]	[]	[]
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	[X]	[]	[]	[]
e) Other _____	[]	[]	[]	[X]
II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	[]	[]	[]	[X]
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	[]	[]	[]	[X]
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	[]	[]	[]	[X]
d) Other _____	[]	[]	[]	[X]
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	[X]	[]	[]	[]
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	[X]	[]	[]	[]

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	[X]	[]	[]	[]
d) Expose sensitive receptors to substantial pollutant concentrations?	[X]	[]	[]	[]
e) Create objectionable odors affecting a substantial number of people?	[X]	[]	[]	[]
f) Other _____	[]	[]	[]	[X]

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	[]	[]	[X]	[]
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	[]	[]	[]	[X]
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	[]	[]	[]	[X]
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	[]	[]	[]	[X]
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Oak trees?	[]	[]	[]	[X]
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	[]	[]	[]	[X]
g) Affect a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita ESA Delineation Map?	[]	[]	[]	[X]

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
h) Other _____	[]	[]	[]	[X]
V. CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	[]	[]	[]	[X]
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	[]	[]	[X]	[]
c) Directly or indirectly destroy or impact a unique paleontological resource or site or unique geologic feature?	[]	[]	[X]	[]
d) Disturb any human remains, including those interred outside of formal cemeteries?	[]	[]	[X]	[]
e) Other _____	[]	[]	[]	[X]
VI. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	[]	[]	[]	[X]
ii) Strong seismic ground shaking?	[X]	[]	[]	[]
iii) Seismic-related ground failure, including liquefaction?	[X]	[]	[]	[]
iv) Landslides?	[X]	[]	[]	[]
b) Result in substantial wind or water soil erosion or the loss of topsoil, either on or off site?	[X]	[]	[]	[]
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	[X]	[]	[]	[]
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	[X]	[]	[]	[]

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	[]	[]	[]	[X]
f) Change in topography or ground surface relief features?	[]	[]	[X]	[]
g) Earth movement (cut and/or fill) of 10,000 cubic yards or more?	[X]	[]	[]	[]
h) Development and/or grading on a slope greater than 10% natural grade?	[]	[]	[]	[X]
i) The destruction, covering or modification of any unique geologic or physical feature?	[]	[]	[X]	[]
j) Other _____	[]	[]	[]	[X]

VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	[X]	[]	[]	[]
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving explosion or the release of hazardous materials into the environment (including, but not limited to oil, pesticides, chemicals, fuels, or radiation)?	[X]	[]	[]	[]
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	[]	[]	[]	[X]
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	[X]	[]	[]	[]
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	[]	[]	[]	[X]
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	[]	[]	[]	[X]
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	[X]	[]	[]	[]

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	[]	[]	[X]	[]
i) Exposure of people to existing sources of potential health hazards (e.g. electrical transmission lines, gas lines, oil pipelines)?	[]	[]	[X]	[]
j) Other _____	[]	[]	[]	[X]

VIII. HYDROLOGY AND WATER QUALITY - Would the project:

a) Violate any water quality standards or waste discharge requirements?	[X]	[]	[]	[]
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	[X]	[]	[]	[]
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	[X]	[]	[]	[]
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	[X]	[]	[]	[]
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	[X]	[]	[]	[]
f) Otherwise substantially degrade water quality?	[X]	[]	[]	[]
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	[]	[]	[]	[X]
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	[]	[]	[]	[X]

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	[]	[]	[]	[X]
j) Inundation by seiche, tsunami, or mudflow?	[]	[]	[]	[X]
k) Changes in the rate of flow, currents, or the course and direction of surface water and/or groundwater?	[X]	[]	[]	[]
l) Other modification of a wash, channel creek or river?	[]	[]	[]	[X]
m) Impact Stormwater Management in any of the following ways:				
i) Potential impact of project construction and project post-construction activity on storm water runoff?	[X]	[]	[]	[]
ii) Potential discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	[X]	[]	[]	[]
iii) Significant environmentally harmful increase in the flow velocity or volume of storm water runoff?	[X]	[]	[]	[]
iv) Significant and environmentally harmful increases in erosion of the project site or surrounding areas?	[X]	[]	[]	[]
v) Storm water discharges that would significantly impair or contribute to the impairment of the beneficial uses of receiving waters or areas that provide water quality benefits (e.g. riparian corridors, wetlands, etc.)	[X]	[]	[]	[]
vi) Cause harm to the biological integrity of drainage systems, watersheds, and/or water bodies?	[]	[]	[X]	[]
vii) Does the proposed project include provisions for the separation, recycling, and reuse of materials both during construction and after project occupancy?	[X]	[]	[]	[]
IX. LAND USE AND PLANNING - Would the project:				
a) Disrupt or physically divide an established community (including a low-income or minority community)?	[]	[]	[]	[X]

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	[X]	[]	[]	[]
c) Conflict with any applicable habitat conservation plan, natural community conservation plan, and/or policies by agencies with jurisdiction over the project?	[]	[]	[]	[X]
X. MINERAL AND ENERGY RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	[]	[]	[]	[X]
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	[]	[]	[]	[X]
c) Use nonrenewable resources in a wasteful and inefficient manner?	[]	[]	[X]	[]
XI. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	[X]	[]	[]	[]
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	[X]	[]	[]	[]
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	[X]	[]	[]	[]
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	[X]	[]	[]	[]
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	[]	[]	[]	[X]
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	[]	[]	[]	[X]

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	[X]	[]	[]	[]
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (especially affordable housing)?	[]	[]	[]	[X]
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	[]	[]	[]	[X]
XIII. PUBLIC SERVICES - Would the project result in:				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	[X]	[]	[]	[]
ii) Police protection?	[X]	[]	[]	[]
iii) Schools?	[X]	[]	[]	[]
iv) Parks?	[]	[]	[X]	[]
XIV. RECREATION - Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	[]	[]	[X]	[]
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	[]	[]	[]	[X]
XV. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	[X]	[]	[]	[]

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	[X]	[]	[]	[]
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	[]	[]	[]	[X]
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	[]	[]	[X]	[]
e) Result in inadequate emergency access?	[]	[]	[X]	[]
f) Result in inadequate parking capacity?	[]	[]	[X]	[]
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	[]	[]	[X]	[]
h) Hazards or barriers for pedestrians or bicyclists?	[]	[]	[]	[X]

XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	[X]	[]	[]	[]
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	[X]	[]	[]	[]
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	[X]	[]	[]	[]
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	[X]	[]	[]	[]
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	[X]	[]	[]	[]
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	[X]	[]	[]	[]
g) Comply with federal, state, and local statutes and regulations related to solid waste?	[X]	[]	[]	[]

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|--|-----|-----|-----|-----|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | [X] | [] | [] | [] |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | [X] | [] | [] | [] |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | [X] | [] | [] | [] |

D. DISCUSSION OF ENVIRONMENTAL IMPACTS AND/OR EARLIER ANALYSIS:

Section and Subsections	Evaluation of Impact
<p>I. AESTHETICS</p>	<p>a. <u>No Impact</u> – The project site is currently developed with urbanized uses as part of the existing medical campus. Views to and from the medical campus consist of short-range views of adjacent residential uses. The site does not offer long-range views of a scenic vista open to public view. Thus, no impacts will occur in this regard.</p> <p>b. <u>No Impact</u> – The project site is currently developed with urbanized uses as part of the existing medical campus. No scenic resources, including ridgelines, trees, rock outcroppings and historic buildings within a state scenic highway, exist on the project site. Thus, no impacts will occur in this regard.</p> <p>c. <u>Potentially Significant</u> – Surrounding land uses that may be affected by the changes to the subject property include residences to the north, south, east and west of the project area. Development of the site will result in new buildings with varying heights and massing, ornamental landscaping and paved surfaces. Thus, the visual character and short-range views across the site will be altered by the proposed development conditions. Further review and analysis in the EIR is required.</p> <p>d. <u>Potentially Significant</u> – Currently, the site is developed and contains lighting for activity areas involving nighttime uses, parking, lighting around the structures (i.e., security lighting, walkways) and lighting for interiors of buildings. Implementation of the project may create light and glare impacts in areas that currently have little or no such occurrences. Thus, further review and analysis in the EIR is required.</p> <p>e. <u>No Impact</u> – No additional impacts are anticipated with regards to aesthetics.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>II. AGRICULTURE</p>	<p>a. <u>No Impact</u> – No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance will be converted to a non-agricultural use because no farmland exists on-site, or in proximity to the project site. No impacts will occur in this regard.</p> <p>b. <u>No Impact</u> – The expansion of the existing medical campus will not conflict with existing zoning for agricultural uses. The General Plan and zoning designations for the project site are Public Facilities and Residential Low, respectively, and the</p>

Section and Subsections	Evaluation of Impact
	<p>project area is surrounded by existing urbanized uses. No conflict to the Williamson Act contract will occur because no portion of the site is within an agricultural zone.</p> <p>c. <u>No Impact</u> – The project will have no impact on the conversion of farmland to non-agricultural uses. The project area is not located in or adjacent to any agricultural land.</p> <p>d. <u>No Impact</u> – No additional impacts are anticipated with regards to agricultural resources.</p> <p>Development of the project will not result in any potentially significant impacts to agricultural resources. Thus, further review and analysis of agricultural resources within the EIR is not required.</p>
<p>III. AIR QUALITY</p>	<p>a. <u>Potentially Significant</u> – The project site is located within the South Coast Air Basin (SoCAB), an area monitored by the South Coast Air Quality Management District (SCAQMD). SoCAB is identified as non-attainment for Ozone (O₃), Carbon Monoxide (CO) and Particulate Matter (PM₁₀). Further review and analysis is required to confirm the project's status in terms of compliance/conflict with current SCAQMD guidelines.</p> <p>b. <u>Potentially Significant</u> – Construction and buildout of the project will result in pollutant emissions from three different sources, including: (1) short-term construction emissions; (2) long-term mobile emissions from trucks and vehicles traveling to and from the site once the project is operational; and (3) long-term stationary emissions from power and gas consumption and machinery and equipment on-site. The greatest potential for air quality impacts from the project will be attributed to mobile emissions. The project's potential air quality impacts on a local and regional level requires an evaluation pursuant to the SCAQMD and California Air Resources Board (CARB) requirements and methodology. Additional review and analysis in the EIR is required to quantify potential project-related air quality impacts (both short-term and long-term) and potential mitigation that will be effective in reducing pollutant emissions.</p> <p>c. <u>Potentially Significant</u> – The project site is located within the SoCAB, which is identified as non-attainment for Ozone (O₃), Carbon Monoxide (CO) and Particulate Matter (PM₁₀). Further review and analysis is required in the EIR to assess the project's contribution to cumulative impacts of these pollutants in regards to federal and state ambient air quality standards.</p> <p>d. <u>Potentially Significant</u> – Sensitive populations (i.e., children, senior citizens and acutely or chronically ill people) are more susceptible to the effects of air pollution than are the general population. Land uses that are considered sensitive receptors include residences, schools, playgrounds, child</p>

Section and Subsections	Evaluation of Impact
	<p>care centers, hospitals, convalescent homes and retirement homes. Sensitive receptors in proximity to the project site include existing residences to the north, south, east and west. Construction and operation of the project will increase vehicle trips on area roadways and result in associated air pollutants. Grading and excavation operations may also have air quality impacts in the absence of mitigation. These impacts require additional review and analysis in the EIR to assess levels of significance.</p> <p>e. <u>Potentially Significant</u> – Construction activities will involve the use of a variety of gasoline or diesel-powered equipment that will emit exhaust fumes. An increase in vehicle traffic upon project implementation may also impact air quality. These impacts are considered to be potentially significant. Thus, further review and analysis in the EIR is required to determine the significance of impacts.</p> <p>f. <u>No Impact</u> – No additional impacts are anticipated with regards to air quality.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>IV. BIOLOGICAL RESOURCES</p>	<p>a. <u>Less than Significant</u> – The project area is currently developed with an urban character. No sensitive biological habitats, including wetlands or riparian habitat, exist within the project area. Thus, less than significant impacts will occur in this regard.</p> <p>b. <u>No Impact</u> – The project area is not part of, or immediately adjacent to, an identified wetland area. No riparian habitat exists in the project area. Therefore, no impacts will occur with project implementation.</p> <p>c. <u>No Impact</u> – The project will not impact any federally protected wetlands through direct removal, filling, hydrological interruption, or other means. Therefore, no impacts will occur with project implementation.</p> <p>d. <u>No Impact</u> – The project site is located within the existing Henry Mayo Newhall Memorial Hospital and G&L Realty property. The site does not support habitat for native resident or migratory fish or wildlife species nor is there a native wildlife nursery sites within proximity. Therefore, no impacts will result from project implementation.</p> <p>e. <u>No Impact</u> – There is no Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plans that is applicable to the subject site. Additionally, no oak trees protected by</p>

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	<p>the City's Oak Tree Ordinance exist on the site. Thus, no impacts will occur in this regard.</p> <p>f. <u>No Impact</u> – There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans applicable to the project area. Thus, no impacts will occur with project implementation.</p> <p>g. <u>No Impact</u> – The project area is not located within an area designated as Significant Ecological Area (SEA) or Significant Natural Area (SNA) as defined on the City of Santa Clara ESA Delineation Map. Thus, no impacts will occur with project implementation.</p> <p>h. <u>No Impact</u> – No additional biological resources impacts have been identified at this time.</p> <p>Development of the project will not result in any potentially significant impacts to biological resources. Thus, further review and analysis of biological resources within the EIR is not required.</p>
<p>V. CULTURAL RESOURCES</p>	<p>a. <u>No Impact</u> – The project site contains no designated historical resource and consequently, no recognized historical resource will be affected. Thus, no impacts will occur in this regard.</p> <p>b. <u>Less than Significant</u> – Project implementation will occur within an existing urbanized area, which was disturbed in the past as part of construction of the existing medical campus. The project area was previously graded for the construction of the existing medical campus. No archaeological resources were previously identified during the construction of the existing campus. However, should any evidence of archeological resources be encountered during excavation activities, construction activities will be halted in accordance with all applicable provisions of the California Quality Act (CEQA), Public Resources Code §15064.5 (f); Health and Safety Code §7050.5; and Public Resources Code §5097.98. Thus, less than significant impacts will occur in this regard.</p> <p>c. <u>Less than Significant</u> – Project implementation will occur within an existing urbanized area, which was disturbed in the past as part of construction of the existing medical campus. The project area was previously graded for the construction of the existing medical campus. No paleontological resources were previously identified during the construction of the existing campus. However, should any evidence of paleontological resources be encountered during excavation activities, construction activities will be halted in accordance with all applicable provisions of the California Quality Act (CEQA), Public Resources Code §15064.5 (f); Health and Safety Code §7050.5; and Public Resources Code §5097.98. Thus, less than significant impacts will occur in this regard.</p>

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	<p>d. <u>Less than Significant</u> – Project implementation will not disturb any know human remains. However, should any human remains be discovered during excavation activities, construction activities will be halted in accordance with all applicable provisions of the California Quality Act (CEQA), Public Resources Code §15064.5 (f); Health and Safety Code §7050.5; and Public Resources Code §5097.98. Thus, less than significant impacts will occur in this regard.</p> <p>e. <u>No Impact</u> – No additional cultural resources impacts have been identified at this time.</p> <p>Development of the project will not result in any potentially significant impacts to cultural resources. Thus, further review and analysis of cultural resources within the EIR is not required.</p>
<p>VI. GEOLOGY AND SOILS</p>	<p>a(i). <u>No Impact</u> – No active faults are known to traverse the project site, nor is the project site located within an Alquist-Priolo Earthquake Fault Zone. Therefore, no impacts will occur in this regard.</p> <p>a(ii). <u>Potentially Significant</u> – All of Southern California is located in an earthquake prone region. The project may result in potentially significant impacts regarding seismic hazards and requires further analysis in the EIR.</p> <p>a(iii). <u>Potentially Significant</u> – Development of the project area could possibly expose people or property to seismic-related ground failure, including liquefaction. The project may result in potentially significant impacts regarding seismic-related geologic hazards and requires further analysis in the EIR.</p> <p>a(iv). <u>Potentially Significant</u> – The project is located adjacent to hillside areas in addition to relatively level ground. Development of the project area, which is generally located south of the adjacent hillside areas, could possibly expose people or property to landslides. The project may result in potentially significant impacts in this regard and requires further analysis in the EIR.</p> <p>b. <u>Potentially Significant</u> – Construction activity associated with project implementation may result in short-term wind and water driven erosion of soils. This impact is generally considered short term in nature, however, due to the size of the project, further analysis in the EIR is required.</p> <p>c. <u>Potentially Significant</u> – The project will require grading and excavation to accommodate the proposed structures, including below grade parking structures. The project will also require fill to level areas to create building pads on the site for development. Further analysis is required to determine if any geologic substructures will be impacted as a result of project implementation. Also, there may be</p>

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	<p>significant impacts to the earth conditions because substantial grading will occur. Thus, further analysis in the EIR is required to determine the potential impacts from landslides, lateral spreading, subsidence, liquefaction or collapse (soil/geologic unit).</p> <p>d. <u>Potentially Significant</u> – Expansive soils have a significant amount of clay particles, which can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The occurrence of these soils is often associated with geologic units having marginal stability. The distribution of expansive soils can be widely dispersed, and they can occur in hillside areas as well as low-lying alluvial basins. The presence and potential impacts of expansive soils requires further analysis in the EIR.</p> <p>e. <u>No Impact</u> – Future development in the project area will connect to existing sewer lines. It will not be necessary to install septic tanks or other alternative types of wastewater disposal systems. Thus, no impacts will occur in this regard.</p> <p>f. <u>Less than Significant</u> – The project area has minimal topographic relief. The project site is currently flat and development will not substantially alter any topographic relief features that presently exist. Less than significant impacts will occur in this regard.</p> <p>g. <u>Potentially Significant</u> – The project could result in earth movement of greater than 10,000 cubic yards. This may result in a potentially significant impact to the existing conditions on site; thus, further review and analysis is required in the EIR.</p> <p>h. <u>No Impact</u> – The project area is relatively flat and is not located on slopes of greater than 10 percent natural grades and will, therefore, not create any adverse geologic conditions. Thus, no impacts will occur in this regard.</p> <p>i. <u>Less than Significant</u> – The project site is currently developed with the Henry Mayo Newhall Memorial Hospital and medical office buildings, and does not contain any unique geologic or topographic features. Consequently, impacts to unique geologic/topographic features will be less than significant.</p> <p>j. <u>No Impact</u> – No additional impacts are anticipated with regards to geologic problems.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
VII. HAZARDS AND HAZARDOUS	a. <u>Potentially Significant</u> – The project proposes the expansion

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<p>MATERIALS</p>	<p>of the existing medical campus, which currently stores, utilizes and disposes of hazardous materials. The routine transport, use or disposal of hazardous materials is considered to be potentially significant impact. Thus, further review and analysis is required in the EIR.</p> <p>b. <u>Potentially Significant</u> – The project proposes the expansion of the existing medical campus, which currently stores, utilizes and disposes of hazardous materials. A risk of accidental explosion or release of hazardous substances is considered to be potentially significant impact. Thus, further review and analysis is required in the EIR.</p> <p>c. <u>No Impact</u> – The project site is not located within one-quarter mile of an existing or proposed school. No impacts will occur in this regard.</p> <p>d. <u>Potentially Significant</u> – The project proposes the expansion of the existing medical campus, which currently stores, utilizes and disposes of hazardous materials. Due to the current and/or historic uses of hazardous substances on-site, further review and analysis of this potential impact is required in the EIR.</p> <p>e. <u>No Impact</u> – The project area is not located within an airport land use plan area and expansion of the existing medical campus will not impact any airport operations or create any airport related safety hazards. Thus, no impacts will occur in this regard.</p> <p>f. <u>No Impact</u> – The project area is not located within the vicinity of a private airstrip and expansion of the existing medical campus will not impact any airport operations or create any airport related safety hazards. Thus, no impacts will occur in this regard.</p> <p>g. <u>Potentially Significant</u> – The project will result in additional vehicular traffic and modifications to the existing medical campus, which could interfere with an adopted emergency evacuation and/or emergency response plan. Further analysis needs to be provided in the EIR.</p> <p>h. <u>Less than Significant</u> – The project area has not been identified as a wildland area or a wildland area susceptible to wildland fires. Project implementation will include the introduction of additional ornamental landscaping, which is not anticipated to create hazardous conditions associated with brush fires. Although the project site is located south of an area that densely vegetated, the project will not result in an increase in such vegetation. Thus, less than significant impacts will occur in this regard.</p> <p>i. <u>Less than Significant</u> – The project site is not in proximity to any transmission lines and any gas, water and oil lines that</p>

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	<p>are below ground will not be affected with the development of the project. Therefore, the project is not likely to expose people to existing sources of potential health hazards because all work will be completed in a manner to protect underground lines. Therefore, less than significant impacts will occur in this regard.</p> <p>j. <u>No Impact</u> – No additional impacts are anticipated with regards to hazards.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>VIII. HYDROLOGY AND WATER QUALITY</p>	<p>a. <u>Potentially Significant</u> – Impacts related to water quality will range over three different periods: 1) during the earthwork and construction phase, when the potential for erosion, siltation and sedimentation will be the greatest; 2) following construction, prior to the establishment of ground cover, when the erosion potential may remain relatively high; and 3) following completion of the project, when impacts related to sedimentation will decrease markedly, but those associated with urban runoff will increase.</p> <p>Urban runoff is expected to increase as a result of developing the project site. The concentration of chemical constituents dissolved or suspended in runoff waters leaving the site will vary with the distribution pattern of rainfall events. Similarly, the characteristics of rain events affect the concentration of pollutants. Further review and analysis in the EIR will be required with regard to compliance requirements with the statewide National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity, which will prevent storm water pollution from impacting waters of the U.S. in the vicinity of the project site.</p> <p>b. <u>Potentially Significant</u> – Further review and analysis in the EIR is required to determine the presence/absence of groundwater on the subject property and the project's potential impact to an existing supply, if any.</p> <p>c. <u>Potentially Significant</u> – Project implementation will involve the construction of impervious surfaces, which will lead to a decrease in ground absorption on-site, an increase in the quantity of surface water and possible changes to existing drainage patterns. The possible changes in drainage patterns, altered absorption rates, and the manner in which runoff from the site will result in erosion or siltation on- or off-site requires further review and analysis in the EIR.</p> <p>d. <u>Potentially Significant</u> – Project implementation will involve</p>

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	<p>the construction of impervious surfaces, which will lead to a decrease in ground absorption on-site, an increase in the quantity of surface water and possible changes to existing drainage patterns. The possible changes in drainage patterns, altered absorption rates, and the manner in which runoff from the site will result in flooding on- or off-site requires further review and analysis in the EIR.</p> <p>e. <u>Potentially Significant</u> – Project implementation will involve the construction of impervious surfaces, which will lead to a decrease in ground absorption on-site, an increase in the quantity of surface water and possible changes to existing drainage patterns. The possible changes in drainage patterns, altered absorption rates, and the manner in which runoff from the site will be accommodated by existing or future flood control infrastructure improvements requires further review and analysis in the EIR. Additionally, further review and analysis in the EIR will be required with regard to compliance requirements with the statewide National NPDES General Permit for Storm Water Discharges Associated with Construction Activity, which will prevent storm water pollution from impacting waters of the U.S. in the vicinity of the project site.</p> <p>f. <u>Potentially Significant</u> – Project implementation could result in short-term and long-term impacts to surface water quality. Short-term surface water quality impacts may occur from water erosion of soils during construction, with long-term impacts on surface water quality occurring primarily from the addition of project-related automobile trips which generate urban type pollutants (i.e., oil, tire particles, etc.) and landscape area development (i.e., fertilizers). The project requires further review and analysis of best management practices (BMPs) in order to comply with the NPDES stormwater quality requirements.</p> <p>g. <u>No Impact</u> – The site is not located within the 100-year flood plain and project implementation will not involve the placement of housing within a 100-year flood hazard area. No impacts will occur in this regard.</p> <p>h. <u>No Impact</u> – The site is not located within the 100-year flood plain. Thus, no impacts will occur in this regard.</p> <p>i. <u>No Impact</u> – The project site is not located within a 100-year flood plain. Thus, substantial flooding from storm events is not anticipated to result at the project site. Two reservoirs are located in the vicinity of the project site: Castaic Reservoir and Bouquet Reservoir. According to the Santa Clarita General Plan Safety Element, inundation maps provided by the California Department of Water Resources and Los Angeles Department of Water and Power for the Castaic and Bouquet Reservoirs, respectively, the potential for flooding at the project site resulting from failure of one of</p>

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	<p>the reservoirs' dams is considered remote. Given the location of the project from inundation areas, the project will not be subject to flooding as a result of the failure of either of these two dams. As such, no impact is expected.</p> <p>j. <u>No Impact</u> – No significant water features have been identified in the project area with the potential to affect the project site from seiching, and the project site is located at sufficient distance from the ocean to preclude the potential for tsunami impacts. Also, due to the fact that the project site is currently developed in an urbanized area and is not located within a designated hillside/ridgeline preservation area, there exists no potential for mudflows at the site. Thus, no impacts will occur in this regard.</p> <p>k. <u>Potentially Significant</u> – Although the project may increase the amount of surface water in nearby water bodies, development of the project will not create a change in currents or the course of the direction of surface water movements because water from the site will be channeled to the local municipal storm drain system and not directly into any water body. However, construction of the project may require major cuts in the soil surface that will disturb groundwater flows thereby altering the direction or flow of groundwater; thus, further analysis is required in the EIR.</p> <p>l. <u>No Impact</u> – No other modifications of a wash, channel creek or river will occur with project implementation. Thus, no impacts will occur in this regard.</p> <p>m(i). <u>Potentially Significant</u> – Project implementation could result in project construction and post-construction impacts to surface water quality. Short-term surface water quality impacts may occur from water erosion of soils during construction, with long-term impacts on surface water quality occurring primarily from the addition of project-related automobile trips which generate urban type pollutants (i.e., oil, tire particles, etc.) and landscape area development (i.e., fertilizers). The project requires further review and analysis of BMPs in order to comply with the NPDES stormwater quality requirements.</p> <p>m(ii). <u>Potentially Significant</u> – The project may result in substantial stormwater discharges during construction activities. Additionally, a modified drainage system will be incorporated into the project. Thus, further review and analysis of storm water discharges is required in the EIR.</p> <p>m(iii). <u>Potentially Significant</u> – The project may result in a potentially significant environmentally harmful increase in the flow rate or volume of the project site or surrounding areas. This impact requires further analysis in the EIR.</p> <p>m(iv). <u>Potentially Significant</u> – Project implementation will involve</p>

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	<p>the construction of impervious surfaces, which will lead to a decrease in ground absorption on-site, an increase in the quantity of surface water and possible changes to existing drainage patterns. The possible changes in drainage patterns, altered absorption rates, and the manner in which runoff from the site will result in erosion on- or off-site requires further review and analysis in the EIR.</p> <p>m(v). <u>Potentially Significant</u> – The project may have a substantial increase in stormwater discharges from the site and may impair the beneficial uses of receiving waters or areas that provide water quality benefits. This will be analyzed in the EIR.</p> <p>m(vi). <u>Less than Significant</u> – Stormwater from the site will be channeled to the local municipal storm drain system and not directly into any water body. Compliance with the regulatory requirements set forth by the Regional Water Quality Control Board (RWQCB) will ensure that stormwater discharges from the site do not cause harm to the biological integrity of drainage systems and water bodies. Thus, less than significant impacts will occur in this regard.</p> <p>m(vii). <u>Potentially Significant</u> – Waste materials expected to be generated are typical construction debris, including concrete and asphalt. Although impacts may be significant, they are short term in nature. Furthermore, the expansion of the medical campus may significantly increase the solid waste disposal at landfills and other waste disposal facilities. This significance of this impact will be further analyzed in the EIR.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>IX. LAND USE AND PLANNING</p>	<p>a. <u>No Impact</u> – The project will not divide the physical arrangement of an established community. The project location is within the existing Henry Mayo Newhall Memorial Hospital and G&L Realty property. Thus, no impacts will occur in this regard.</p> <p>b. <u>Potentially Significant</u> – According to the Exhibit L-2, Existing Land Use Map, in the City’s General Plan, the project site is designated for Public Facilities uses. This category includes government buildings, libraries, schools and other public institutions. The zoning designation for the project site is Residential Low (RL). This zone is intended for single-family detached homes at a density of up to 2.2 dwelling units per gross acre. The site is currently developed with the Henry Mayo Newhall Memorial Hospital and medical office buildings. Although the project proposes to expand the uses on the medical campus, further review and analysis of the consistency with project and associated entitlements to all</p>

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	<p>applicable land use plans, policies, or regulations of an agency with jurisdiction over the project is required in the EIR.</p> <p>c. <u>No Impact</u> – There are no habitat conservation plans or natural community conservation plans that apply to the project area. As a result, project implementation will not conflict with any applicable habitat conservation plan or natural community conservation plan. Therefore, no impacts will occur in this regard.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>X. MINERAL AND ENERGY RESOURCES</p>	<p>a. <u>No Impact</u> – The project will not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state because the project is for the expansion of the existing medical campus and will not use any mineral resources as defined in the City’s General Plan. Therefore, no impacts will occur in this regard.</p> <p>b. <u>No Impact</u> – The project site does not contain any notable mineral resources, and implementation of the project will not preclude or otherwise restrict access to, or result in the loss of availability of, a locally-important mineral resource recovery site. No impacts are expected relative to mineral resources.</p> <p>c. <u>Less than Significant</u> – The project will not result in the use of nonrenewable resources in a wasteful or inefficient manner because any resources expended will be used only once, during construction activities. Following construction, energy resources will be required for project operation. These resources will primarily include the use of gasoline associated with the project’s vehicle trips, the requirement for natural gas for heating and cooling, and electricity for lighting. These energy resources are available commercially and will likely be utilized at other sites if not used for this project. Given that supplies of these materials area adequate, and no element of this project will require excessive use of any of these energy resources, less than significant impacts on energy resources are expected to result from project implementation.</p> <p>Development of the project will not result in any potentially significant impacts to energy and mineral resources. Thus, further review and analysis of energy and mineral resources within the EIR is not required.</p>
<p>XI. NOISE</p>	<p>a. <u>Potentially Significant</u> – Project construction and operation will result in both short-term and long-term impacts. Short-</p>

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	<p>term impacts will occur during grading and construction operation and will expose adjacent uses to noise levels between 70 and 90 decibel at 50 feet from the noise source. Long-term noise impacts will be associated with vehicular traffic to/from the site (including employees and visitors), outdoor activities, deliveries, heliport operations and stationary mechanical equipment on-site. Both short- and long-term noise impacts require further review and analysis in the EIR.</p> <p>b. <u>Potentially Significant</u> – The project may include extensive earthwork and grading to prepare the site for installation of infrastructure and site development. Additionally, noise and vibration from the heliport could result in potentially significant impacts to adjacent residences. Further review and analysis in the EIR is required to determine the significance of impacts.</p> <p>c. <u>Potentially Significant</u> – Long-term noise impacts will be associated with vehicular traffic to/from the site (including employees and visitors), outdoor activities, deliveries, heliport operations and stationary mechanical equipment on-site. Long-term noise impacts require further review and analysis in the EIR.</p> <p>d. <u>Potentially Significant</u> – Project construction and operation will result in both short-term and long-term impacts. Short-term impacts will occur during grading and construction operation and will expose adjacent uses to noise levels between 70 and 90 decibel at 50 feet from the noise source. Additionally, noise and vibration from the heliport could result in potentially significant impacts to adjacent residences. Further review and analysis in the EIR is required to determine the significance of impacts.</p> <p>e. <u>No Impact</u> – The project area is not located within an airport land use plan area or within two miles of a public airport. Thus, no impacts will occur in this regard.</p> <p>f. <u>No Impact</u> – The project area is not located within the vicinity of a private airstrip. Thus, no impacts will occur in this regard.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>XII. POPULATION AND HOUSING</p>	<p>a. <u>Potentially Significant</u> – The project proposes the expansion of the existing medical campus and will not directly introduce residential uses that could result in population increases. However, due to the size and scope of the project, secondary population impacts could occur as a result of buildout of the project. Thus, further review and analysis in the EIR is</p>

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	<p>required to determine the significance of impacts.</p> <p>b. <u>No Impact</u> – The project will not displace any existing housing because the site is currently developed with the Henry Mayo Newhall Memorial Hospital and medical office buildings. No impacts will occur in this regard.</p> <p>c. <u>No Impact</u> – The project will not displace substantial numbers of people because the site is currently developed with the Henry Mayo Newhall Memorial Hospital and medical office buildings. No impacts will occur in this regard.</p> <p>Potential impacts related to population and housing may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>XIII. PUBLIC SERVICES</p>	<p>a(i). <u>Potentially Significant</u> – The project will expand the existing medical campus, which may require additional fire stations and personnel to serve the project area. Further analysis in the EIR is required.</p> <p>a(ii). <u>Potentially Significant</u> – As the employee population increases, there may be an indirect secondary impact to the City’s residential population, which could impact police services. Further analysis in the EIR is required to determine the impact.</p> <p>a(iii). <u>Potentially Significant</u> – As the employee population increases, there may be an indirect secondary impact to the City’s residential population, which could impact school services. Further analysis in the EIR is required to determine the impact.</p> <p>a(iv). <u>Less than Significant</u> – Although project implementation will generate a secondary population increase, the project will not generate a substantial increase in use of existing neighborhood and regional parks or other recreational facilities with the expansion of the medical campus. Therefore, less than significant impacts will occur in this regard.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>

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<p>XVI. UTILITIES AND SERVICE SYSTEMS</p>	<p>a. <u>Potentially Significant</u> – The project will utilize existing wastewater collection facilities. Further review and analysis is required in the EIR to determine the impacts associated with the available capacity of the existing wastewater treatment facilities.</p> <p>b. <u>Potentially Significant</u> – The project will utilize existing wastewater collection facilities. Water service will be provided to the project site by the Valencia Water Company. The extent of modifications and upsizing required for water and wastewater facilities will require further review and analysis in the EIR to determine the extent of physical impacts associated with project implementation.</p> <p>c. <u>Potentially Significant</u> – The project will utilize existing storm water drainage facilities. Further review and analysis is required in the EIR to determine the impacts associated with the available capacity of the existing storm water drainage facilities.</p> <p>d. <u>Potentially Significant</u> – Water will be needed during construction activities for watering of exposed soil to minimize airborne dust and dirt and may increase the demand on public water supplies. Although this impact is potentially significant, it will be short-term. However, once the medical campus is built out, there will be a long-term increase in the demand for public water. This will be further analyzed in the EIR.</p> <p>e. <u>Potentially Significant</u> – The project will utilize existing wastewater collection facilities. The extent of modifications and upsizing required for wastewater facilities will require further review and analysis in the EIR to determine whether the wastewater treatment provider has adequate capacity to serve the project in addition to the provider’s existing commitments.</p> <p>f. <u>Potentially Significant</u> – The project, once occupied by employees and patients, will generate a significant amount of solid waste that will need to be picked up and transported to appropriate waste facilities. At this time, the City of Santa Clarita exports virtually all its wastes, except for those wastes that can be recycled, to the Chiquita Canyon Landfill. Further analysis in the EIR is required to determine the impacts to solid waste and recycling facilities.</p> <p>g. <u>Potentially Significant</u> – The project, once occupied by employees and patients, will generate a significant amount of solid waste that will need to be picked up and transported to appropriate waste facilities. The project must comply with adopted programs and regulations pertaining to solid waste. However, further analysis in the EIR is required to determine the impacts to all applicable statutes and regulations regarding solid waste.</p>

Section and Subsections	Evaluation of Impact
	<p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>XIV. RECREATION</p>	<p>a. <u>Less than Significant</u> – Although project implementation will generate a secondary population increase, the project will not generate a substantial increase in use of existing neighborhood and regional parks or other recreational facilities with the expansion of the medical campus. Therefore, less than significant impacts will occur in this regard.</p> <p>b. <u>No Impact</u> – The project will not require the construction or expansion of recreational facilities. Therefore, no impacts will occur in this regard.</p> <p>Development of the project will not result in any potentially significant impacts to existing recreation facilities. Thus, further review and analysis of recreational facilities within the EIR is not required.</p>
<p>XV. TRANSPORTATION/ TRAFFIC</p>	<p>a. <u>Potentially Significant</u> – The project will result in an increase in vehicle trips to and from the site area beyond existing conditions. The total number of trips generated by the project is currently unknown. Nonetheless, the addition of daily trips may create additional traffic congestion on the circulation system. A traffic study should be prepared and further analysis in the EIR is required to analyze impacts to the City’s transportation system.</p> <p>b. <u>Potentially Significant</u> – The project will result in an increase in vehicle trips to and from the site area beyond existing conditions. The total number of trips generated by the project is currently unknown. Nonetheless, the addition of daily trips may create additional traffic congestion on the circulation system. A traffic study should be prepared and further analysis in the EIR is required to analyze impacts to existing levels of service standards.</p> <p>c. <u>No Impact</u> – The project will not affect air traffic patterns. Thus, no impacts will occur in this regard.</p> <p>d. <u>Less than Significant</u> – The project site plan is subject to review by the City of Santa Clarita to evaluate the effectiveness of internal circulation in the parking areas and the driveways. Compliance with City standards will ensure that all impacts in this regard are less than significant.</p> <p>e. <u>Less than Significant</u> – The site is located in an area where adequate circulation and access is provided to address emergency responses. Future construction of structures is subject to all emergency access standards and requirements of the Los Angeles County Fire Department. Compliance</p>

Section and Subsections	Evaluation of Impact
	<p>with the Fire Department and City standards will ensure that all impacts in this regard are less than significant.</p> <p>f. <u>Less than Significant</u> – Parking requirements for the project will be subject to City standards and requirements. Thus, less than significant impacts will occur with regards to parking.</p> <p>g. <u>Less than Significant</u> – All roadway improvements will be designed and constructed meet the City standards. No conflicts with adopted policies supporting alternative transportation are anticipated. Therefore, impacts will be less than significant in this regard.</p> <p>h. <u>No Impact</u> – Construction of the site will cause periodic activity that will result in the temporary presence of hazards and barriers, such as construction equipment, open trenches, demolition debris, and stockpiled material on the project site. However, no bike trails exist on the project site and therefore, will not be impacted. Thus, no impacts will occur in this regard.</p> <p>Potential impacts may result from this proposal and will be evaluated within the EIR. Any mitigation measures to reduce impacts to less than significant will be listed in the EIR Mitigation Monitoring and Reporting Program.</p>
<p>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</p>	<p>a-c. The analysis of the issues raised by the checklist questions indicates that project impacts are generally considered to be potentially significant impacts that require further analysis within the EIR. These areas include land use and planning; population & housing; geological problems; water; air quality; transportation/circulation; noise; hazards; public services; aesthetics; and utilities and service system. These areas may require technical studies, photo simulations and other research to provide appropriate environmental documentation for this project.</p>