



**NOTICE OF COMPLETION/NOTICE OF AVAILABILITY  
ADDITIONAL 45-DAY PUBLIC REVIEW PERIOD**

**DATE:** SEPTEMBER 3, 2008

**FROM:** City of Santa Clarita  
Community Development Department  
23920 Valencia Boulevard  
Santa Clarita, CA 91355

**SUBJECT:** Notice of Completion/Notice of Availability  
2008 Revised Draft Environmental Impact Report for  
Henry Mayo Newhall Memorial Hospital Master Plan Project  
Master Case 04-325  
Master Plan 04-022  
Development Agreement 06-001  
State Clearinghouse No. 2004111149

**Introduction:** On August 6, 2004, Henry Mayo Newhall Memorial Hospital and G&L Realty (herein referred to as the “applicant”) submitted entitlement requests for the expansion of an existing medical campus. As the Lead Agency overseeing this project's environmental review, the City of Santa Clarita initiated the preparation of an Environmental Impact Report to determine the nature and extent of the project’s impact on the environment. Pursuant to Section 15085 (a) and 15087 (a), Title 14, California Administrative Code, this is to advise that the City of Santa Clarita has completed a Revised Draft Environmental Impact Report for the proposed project described below.

Two Draft EIRs were previously circulated regarding this project - one in the Fall of 2005 and one in the Fall of 2006. Since that time, a number of changes have been proposed to the project; therefore, the City of Santa Clarita required a Revised Draft EIR be prepared and circulated. The 2008 Revised Draft EIR was recently circulated from June 26, 2008 to August 11, 2008. This 2008 Revised Draft EIR is being revised and recirculated for an additional 45 days starting September 3, 2008 and ending October 17, 2008 in order to correct technical details in the document relating to the impact analysis and to allow additional time for public review and comment. All technical changes in the document will be identified in the recirculated 2008 Revised DEIR.

**Project Location:** 23845 through 23929 McBean Parkway within the community of Valencia in the City of Santa Clarita. Assessor's Parcel Nos. 2861-004-021 and -022.

**Description:** The applicant requests approval of a Master Plan for the future development of the Henry Mayo Newhall Memorial Hospital campus. The Master Plan will be implemented over a 15-year period and will add a total of 327,363 square feet of floor area to the medical campus for a total of 667,434 square feet at project build-out. This additional space will include a 120-bed hospital building (Inpatient Building), 200,000 square feet of medical office space (Medical Office Buildings 1, 2 and 3), and the construction of related parking facilities (Parking Structures 1, 2, 3, and 4). Two helipads will be constructed – one to be located on the rooftop of Parking Structure 1 to serve in the short-term, and the second to be located on the rooftop of the Inpatient Building. A new 10,000 square-foot Central Plant will be constructed to support the hospital. The existing 8,000 square-foot Foundation Building will be demolished. A total of 2,231 on-site parking spaces will be provided in four multi-level parking structures (one below ground) and in surface parking areas. Building heights will vary for the proposed buildings to a maximum of 85 feet, not including roof-mounted equipment and screening. The off-site exportation of 93,293 cubic yards of dirt over the life of the project is required as part of the site grading activities.

**Impacts:** The 2008 Revised Draft Environmental Report indicates Significant Unavoidable Impacts in the following areas: Cumulative Long-Term (2030) Traffic; Project Construction-Related Noise; Project and Cumulative Construction-Related Air Quality; Project Construction-Related, Operational and Cumulative Solid Waste; and Cumulative Global Climate Change.

**Public Review:** Copies of the 2008 Revised Draft Environmental Impact Report for the Henry Mayo Newhall Memorial Hospital Master Plan Project are available for review at the following locations:

City of Santa Clarita City Hall - Community Development Department  
23920 Valencia Boulevard, Suite 302  
Santa Clarita, CA 91355

City of Santa Clarita City Hall – City Clerk’s Office  
23920 Valencia Boulevard, Suite 304  
Santa Clarita, CA 91355

Los Angeles County Library – Valencia Branch  
23743 Valencia Boulevard  
Santa Clarita, CA 91355

Los Angeles County Library – Newhall Branch  
22704 West 9<sup>th</sup> Street  
Santa Clarita, CA 91321

Los Angeles County Library – Canyon Country Branch  
18601 Soledad Canyon Road  
Santa Clarita, CA 91351

The 2008 Revised Draft Environmental Impact Report for the Henry Mayo Newhall Memorial Hospital Master Plan Project is also available for public review on the City of Santa Clarita

website at [www.santa-clarita.com/cityhall/cd/planning/hmnmh.asp](http://www.santa-clarita.com/cityhall/cd/planning/hmnmh.asp). Persons with special needs should contact the City of Santa Clarita Community Development Department to ask for assistance at (661) 255-4330.

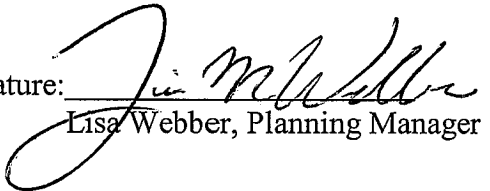
The City Council will conduct a public hearing on the HMNMH Master Plan Project and 2008 Revised DEIR to be held on September 23, 2008, beginning at 6:00 p.m. at the following location:

Santa Clarita City Hall  
City Council Chambers - First Floor  
23920 Valencia Boulevard  
Santa Clarita, CA 91355

The additional 45-day public comment period of the 2008 Revised Draft Environmental Impact Report will run from **September 3, 2008** to **October 17, 2008**. Written comments must be received by the City no later than **5:00 p.m. on October 17, 2008** in order to be addressed in the Final EIR. Only responses to environmental issues raised will be prepared pursuant to Section 15204 of the California Environmental Quality Act Guidelines. Please send your comments to:

Lisa Webber, Planning Manager  
City of Santa Clarita/Community Development Department  
23920 Valencia Blvd., Suite 302, Santa Clarita, CA 91355  
lwebber@santa-clarita.com  
(661) 255-4330 (voice) / (661) 286-4007 (fax)

Date: September 3, 2008

Signature:   
Lisa Webber, Planning Manager

HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN PROJECT  
SEPTEMBER 2008 REVISED DRAFT ENVIRONMENTAL IMPACT REPORT  
LIST OF DOCUMENT REVISIONS

The following identifies revisions that have been made to the September 2008 Revised Draft EIR for the Henry Mayo Newhall Memorial Hospital Master Plan project since the circulation of the document on June 26, 2008:

- 1) Globally updated footer to reflect September 2008 Revised Draft EIR date.
- 2) Section 1.0 Executive Summary:
  - a. Revised to state that the 2008 Revised Draft EIR circulated from June 26, 2008 to August 11, 2008 was revised and recirculated for an additional 45 days starting September 3, 2008 and ending October 17, 2008 in order to correct technical details relating to the impact analysis, to update the discussion of global climate change (GCC) in the Air Quality section based on more current information, and to allow additional time for public review and comment. The conclusions found in the September 2008 Revised Draft EIR regarding cumulative GCC Scope 3 emission sources were found to be unavoidably significant.
  - b. Section 1.6 Summary of Environmental Impacts and Mitigation Measures:
    - i. Mitigation Measure PRK1 identifies what may be included in a parking management plan during construction of the project, rather than shall.
    - ii. Air Quality Mitigation Measure AQ5: Amended to add language to demonstrate that required Volatile Organic Compounds (VOCs) for paints and solvents are to be shown on building plans.
    - iii. Added GCC Mitigation Measures AQ6 through AQ8, based on the updated analysis in the Air Quality section.
- 3) Section 4.0 Basis of Cumulative Analysis: Made corrections to Table 4-1. Cumulative Projects List to reflect accurate project descriptions.
- 4) Section 5.1 Land Use: Updated to identify a 15-year vesting period for the Development Agreement.
- 5) Section 5.2 Population and Employment: Amended to reflect minor verbiage corrections, update calculations to discussion of existing population and employment growth and jobs/housing projections, and to include updated project-specific population increase based on most current State Department of Finance estimates.
- 6) Section 5.5 Parking: Amended Mitigation Measure PRK1 as noted in 2.b.i., above, to identify the type of parking provisions that may be included in the project's construction-related parking management plans.
- 7) Section 5.6 Air Quality: Updated global climate change analysis and mitigation pursuant to the recommendations in the Office of Planning and Research (OPR) June 2008 Technical Advisory. Based on the conclusions, cumulative GCC Scope 3 emission sources were found to be unavoidably significant. In the future, the City may consider adoption of a plan or program that analyzes and mitigates GHG emissions to a less than significant level as a means to avoid or substantially

- reduce cumulative impacts The California Resources Agency is anticipated to certify and adopt CEQA Guidelines to address the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions by January 1, 2010.
- 8) Section 5.7 Noise: Corrected reference to the City's noise level standards and mitigation measure numbering.
  - 9) Section 5.8 Geology, Soils, and Seismicity: Deleted reference to Mitigation Measures HWQ4 and HWQ5 under discussion of soil erosion since the Storm Water Pollution Prevention Plan (SWPPP) and Urban Storm Water Management Plan (USWMP) are required as standard conditions of project approval and, therefore, not required as project mitigation.
  - 10) Section 5.12 Sheriff Services: Updated to reflect increase since 2002 in the number of uniform personnel at Newhall CHP station from 73 to 88.
  - 11) Section 5.13 Schools/Education: Deleted reference to the Valley-Wide Joint Fee Resolution as this school funding mechanism is no longer in effect.
  - 12) Section 5.14 Solid Waste: Updated to reflect the most current landfill information available from the California Integrated Waste Management Board and to more accurately reflect permitted and remaining capacity at landfills serving the City.
  - 13) Section 5.15 Electricity: Corrected to accurately reflect electricity consumption as a result of cumulative project development.
  - 14) Section 5.16 Natural Gas: Corrected to accurately reflect natural gas consumption as a result of cumulative project development.
  - 15) Section 5.18 Wastewater: Corrected to accurately reflect sewer treatment plant capacity and flows generated as a result of cumulative development.
  - 16) Section 7.0 Long Term Implications of the Proposed Project: Updated to reflect current SCAG employment and jobs/housing balance projections.
  - 17) Section 8.0 Significant Unavoidable Environmental Effects Which Cannot Be Avoided if the Proposed Action Is Implemented:
    - a. Added paragraph that if a funding source is identified to construct needed improvements, the long-range traffic impacts at the two identified intersections would no longer be applicable as a significant environmental impact of the project.
    - b. Added significant cumulative global climate change impacts associated with Scope 3 greenhouse gas emissions as significant and unavoidable under Air Quality.
  - 18) Section 9.0 Effects Found Not to be Significant: Pursuant to CEQA Guidelines Section 15128, this chapter was updated to reflect the findings of the July 2006 Initial Study/Notice of Preparation.
  - 19) Section 9.2 EIR Conclusions Found to be Less Than Significant: Modified global climate change as less than significant under Air Quality for Scope 1 and 2 greenhouse gas emissions.
  - 20) Appendix C: Updated to reflect accurate descriptions and calculations for the cumulative project list identified in no. 3, above.