

CHAPTER 3 INFRASTRUCTURE DEVELOPMENT PLAN

3.1 INTRODUCTION

This chapter addresses the Henry Mayo Newhall Hospital (HMNH) Specific Plan's (Specific Plan's) infrastructure development plans for drainage/water quality, water service, wastewater service, and dry utilities. The information included in this chapter is based on the Final Environmental Impact Report (EIR) for the 2008 Master Plan, prepared in November 2008, with updated information provided since adoption of the 2008 Master Plan. The 2008 Master Plan and Development Agreement require the actions and activities referenced with respect to each of the infrastructure development plans described in this chapter. This Specific Plan incorporates all of those existing requirements, and the existing requirements fully cover the modifications approved under this Specific Plan.

3.2 DRAINAGE/WATER QUALITY

There are currently several drainage improvements throughout the Specific Plan area, including curbside catch basins, storm-drain pipes, gutters, and in-street channels, mostly within parking areas, which convey runoff to the south and southeast to larger stormwater conveyance facilities. This runoff exits the Specific Plan area via overland sheet flow (in parking/paved areas) and within storm drains in McBean Parkway. Numerous storm-drain pipes then convey flow from southeast portions of the Specific Plan area eastward to the Santa Clara River.

The majority of pervious surface areas on site include landscaping and slope areas along the north and west perimeter, with small pervious areas distributed throughout the site in required landscape planters. The remainder of the Specific Plan area is made up of impervious surfaces, including buildings and other structures, sidewalks, and parking lots. The impervious portions of the Specific Plan area contribute the majority of surface runoff to on- and off-site stormwater conveyance infrastructure.

Buildout of the Specific Plan will alter drainage in such a way that could result in increased local erosion and runoff. However, future development within the Specific Plan area is required to comply with the stormwater pollution control requirements of the Los Angeles Regional Water Quality Control Board Municipal Separate Storm Sewer System (MS4) Permit and the City of Santa Clarita Stormwater Ordinance. As a result, the parking structures (PS 2 and PS 3) will be designed to include trench drains and catch basins to direct runoff into an on-site storm-drain pipe system and convey it to a retention basin. The retention basin will include technology to separate and sift suspended and floating solids before discharge to existing storm drains under McBean Parkway. The drainage system for the parking structures will be designed to provide sufficient capacity required to convey the maximum runoff. The design of future buildings

(MOB 2, MOB 3, and Inpatient Building) will include features to direct runoff to the existing storm drains under McBean Parkway. Almost all on-site flows from the Specific Plan area will ultimately be conveyed to the east through existing storm drains that run under McBean Parkway. Numerous storm-drain pipes will then convey these flows to the Santa Clara River.

In addition, an Urban Stormwater Management Plan (USMP) has been prepared for the entire Specific Plan area as part of implementation of the 2008 Master Plan, and has been updated to include the additional square footage at buildout under the 2008 Master Plan and this Specific Plan. The USMP complies with post-construction and other applicable best management practices, as detailed in the Los Angeles County Standard USMP Manual. Best management practices identified in the USMP include bioretention basins, bioswales, catch basin filters, regular street and parking lot sweeping, porous pavement, roof runoff controls, efficient irrigation, alternative building materials, storm-drain signage, trash enclosures, preservation of existing vegetation, hydraulic mulch, hydroseeding, soil binders, straw mulch, geotextiles and mats, wood mulching, earth dikes and drainage swales, velocity dissipation devices, slope drains, polyacrylamide, and stockpile management.

3.3 WATER SERVICE

Water service to the Specific Plan area is provided by the Valencia Water Company. The Valencia Water Company's service area includes a portion of the City of Santa Clarita and unincorporated portions of Los Angeles County in the communities of Castaic, Stevenson Ranch, and Valencia. Valencia Water Company supplies water from local groundwater, Castaic Lake Water Agency imported water, and recycled water. Recycled water is not currently available for the Specific Plan area.

Valencia Water Company will continue to provide water service to the Specific Plan area by relying on groundwater supplies and the Castaic Lake Water Agency's supplies delivered by Valencia Water Company. The 2008 Master Plan EIR found a less than significant impact on Water Supply. Implementation of the proposed Specific Plan modifications to the Master Plan would cause little, if any, increase in the use of water beyond that analyzed in the Master Plan EIR. It has been confirmed that Valencia Water Company would have sufficient capacity to service any increase that might incidentally be caused by implementation of the proposed Specific Plan modifications to the Master Plan.

3.4 WASTEWATER SERVICE

The Specific Plan area currently uses an on-site wastewater collection system to convey wastewater flow from the site. Local conveyance facilities on site consist of 8-, 10-, and 12-inch pipelines. An 8-inch sewer main extends from the northwest boundary of the Specific Plan and connects to a 10-inch private sewer main located at Ramillo Way and Dalgo Drive. The on-site

10-inch sewer main is connected at the upstream end, which begins approximately 9 feet northerly of the southwesterly corner of the Specific Plan and drains to the residential tracts to the west. The wastewater flows northeast along the Specific Plan boundary until it connects to an off-site 12-inch sewer main, which is maintained by the Los Angeles County Department of Public Works Consolidated Sewer Maintenance District.

Wastewater flows from the 12-inch sewer main to a manhole located 70 feet northwesterly of the intersection of McBean Parkway and Avenida Navarre. The manhole is the junction where the 12-inch sewer main connects to the Sanitation Districts of Los Angeles County's (LACSD's) 24-inch trunk sewer located in the southbound side of McBean Parkway and flows from Orchard Village Road northerly along McBean Parkway to the manhole near Avenida Navarre. The manhole outlets and flows northerly into LACSD's 18-inch Valencia trunk sewer.

Development under the Specific Plan will be required to connect to the LACSD's existing sanitary wastewater system. The City's Department of Public Works is the agency responsible for local wastewater in the City of Santa Clarita, and any developer constructing a new wastewater line must coordinate the construction and dedication of any such wastewater line with the City's Department of Public Works for future operation and maintenance. It would then be the responsibility of the LACSD to upgrade the wastewater collection and treatment systems by providing relief for existing trunk lines nearing capacity and expanding treatment plants to provide sanitation service to outlying areas.

3.5 DRY UTILITIES

3.5.1 Electricity

Southern California Edison currently provides electricity service to the Specific Plan area. Southern California Edison maintains and operates transmission and distribution infrastructure to provide purchased power to end users throughout its service area.

The hospital campus is currently served by 16-kilovolt lines that extend underground along McBean Parkway. These existing transmission lines are considered adequate to serve the increased electricity demands at buildout of the Specific Plan, and the electrical loads are within the parameters of projected load growth, which Southern California Edison is planning to meet in the area. All on-site electricity lines will be installed to serve future uses, and no other improvements related to electricity are necessary.

3.5.2 Natural Gas

The Southern California Gas Company provides natural gas service to the Specific Plan area. In the project vicinity, the company operates a 6-inch medium-pressure gas main in McBean

Parkway on both sides of the hospital and a 4-inch medium-pressure gas main in Orchard Village Road, terminating at McBean Parkway. Southern California Gas Company will upsize the existing, on-campus 2” diameter natural gas line with a new 4” diameter line, and upsize their meter adjacent to the new Central Plant accordingly to serve the Inpatient Building. The Company’s existing 6” medium-pressure line on McBean Parkway can supply this load without any required mitigation. No additional demands for natural gas consumption are required by the proposed Specific Plan since the number of total licensed beds on campus, as approved in the 2008 Master Plan, does not increase.