

Appendix A:
Notice of Preparation (NOP)
and NOP Responses

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ORIGINAL FILED

AUG 31 2018

LOS ANGELES, COUNTY CLERK

NOTICE OF PREPARATION

TO: Distribution List

Lead Agency:

Agency Name: City of Santa Clarita
Street Address: 23920 Valencia Boulevard, Suite 302
City/State/Zip: Santa Clarita, CA 91355
Contact: Patrick Leclair, Senior Planner
Telephone: (661) 255-4349

Consulting Firm:

Name: Michael Baker International
Street Address: 3760 Kilroy Airport Way, Suite 270
City/State/Zip: Long Beach, CA 90806
Contact: Madonna Marcelo, EIR Project Manager
Telephone: (213) 627-1036

SUBJECT: Notice of Preparation of Draft Supplemental Environmental Impact Report and Public Scoping Meeting for the Proposed Amendments to the Henry Mayo Newhall Hospital Master Plan Project (SCH No. 2004111149)

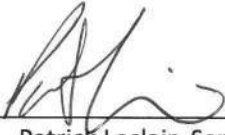
The City of Santa Clarita will be the lead agency and will prepare a Supplemental Environmental Impact Report ("SEIR") for the Proposed Amendments to the Henry Mayo Newhall Hospital (HMNH) Master Plan Project (originally referred to as the Henry Mayo Newhall Memorial Hospital in the 2008 EIR and Master Plan).

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 may need to use the SEIR 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.

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. As such, the comment period for the Notice of Preparation begins on August 31, 2018 and ends on October 1, 2018. Please send your written response to Patrick Leclair 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 Thursday, September 13, 2018, beginning at 6:00 p.m. at City of Santa Clarita City Hall, Century Conference Room located at 23920 Valencia Boulevard, Santa Clarita, CA 91355 to accept comments on the scope of the SEIR for the Proposed Amendments to the HMNH Master Plan Project. This meeting will serve as a public forum to discuss the environmental issues identified for the SEIR, and any other issues identified by the public that should be included for further analysis within the SEIR for the Proposed Amendments to the HMNH Master Plan and Specific Plan.

Date: 8/29/30


Title: Patrick Leclair, Senior Planner
Telephone: (661) 255-4349

**CITY OF SANTA CLARITA
NOTICE OF PREPARATION ATTACHMENT**

Lead Agency: City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355

Contact Person & Phone Number: Patrick Leclair, Senior Planner
City of Santa Clarita
Community Development Department
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355
(661) 255-4349

Project Applicant: Henry Mayo Newhall Hospital
23845 McBean Parkway
Santa Clarita, CA 91355

Master Case: Master Case No. 17-193

Project Location: The approximately 29.77-acre Project site is located at 23845 McBean Parkway, north of the intersection of McBean Parkway and Orchard Village Road and approximately 0.9 mile east of Interstate 5 (I-5) in the City of Santa Clarita (see Exhibits A and B).

Assessor's Parcel Numbers: 2861-073-010, 2861-073-11, and 2861-073-012

General Plan/Zoning Designation: The General Plan/Zoning designation for the Project site is SP (Specific Plan).

Project Description: **Summarized Project Description**

The Project involves an amendment to the approved 2016 Specific Plan for the Henry Mayo Newhall Hospital (HMNH) and a second amendment to the 2008 Master Plan and Development Agreement for the HMNH. The revisions would allow for the development of up to 200,000 square feet of building area for a new Diagnostic and Treatment Building, a new Inpatient Building, and up to 292 new parking spaces to be added to an existing parking facility (PS-4) through the addition of three aboveground levels to the existing structure (see Exhibit C). With the proposed amendments, the total buildout capacity of hospital and medical office space within the Master Plan and Specific Plan area would increase from 698,000 square feet to 898,000 square feet.

The new Diagnostic and Treatment Building would be constructed on the site of the existing Parking Lot D. This building would be three stories and 47.5 feet in height and contain approximately 84,300 square feet of space that would include a basement. Uses within this building could include various clinical related uses, a pharmacy, and imaging areas. The new Inpatient Building would also be constructed immediately adjacent to the new Diagnostic and Treatment Building. The building would be five stories and 70 feet in height and contain approximately 115,700 square feet of space that would also include a basement. Uses within this building would include 92 inpatient beds (relocated from the existing Main Hospital Building), support services, public spaces, and additional diagnostic and treatment facilities.

There would be no change in the maximum number of beds (i.e., 368 beds) permitted under the approved 2008 Master Plan and 2016 Specific Plan. Approximately 92 beds would be relocated from the existing Main Hospital Building to a new Inpatient Building. The area within the existing Main Hospital Building currently containing the 92 beds would be converted to office uses, other administrative uses, and/or clinical/hospital support services. This revision is necessary to bring the HMNH hospital rooms up to current standards established by California's Office

of Statewide Health Planning and Development (OSHPD) and comply with applicable provisions of the Americans with Disabilities Act (ADA).

The Project would involve the relocation of the main entry/drop off area from its present location adjacent to the existing Main Hospital Building to an area in front of the new Diagnostic and Treatment Building. The Project would add 292 new parking spaces to PS-4, which is immediately north of the main entrance to the campus, through the construction of three aboveground levels on top of the existing subterranean structure/surface parking lot. The Project would also permit both paid and assigned parking in the on-site parking areas within the HMNH campus.

The two new buildings would be constructed in one phase. Construction is anticipated to commence in 2020 and would occur for a duration of 18 to 24 months. The estimated depth of excavation for the basement and foundations for the two new buildings would be approximately 11 feet below grade. It is estimated that approximately 16,000 cubic yards of soil would be exported from the Project site during the excavation phase.

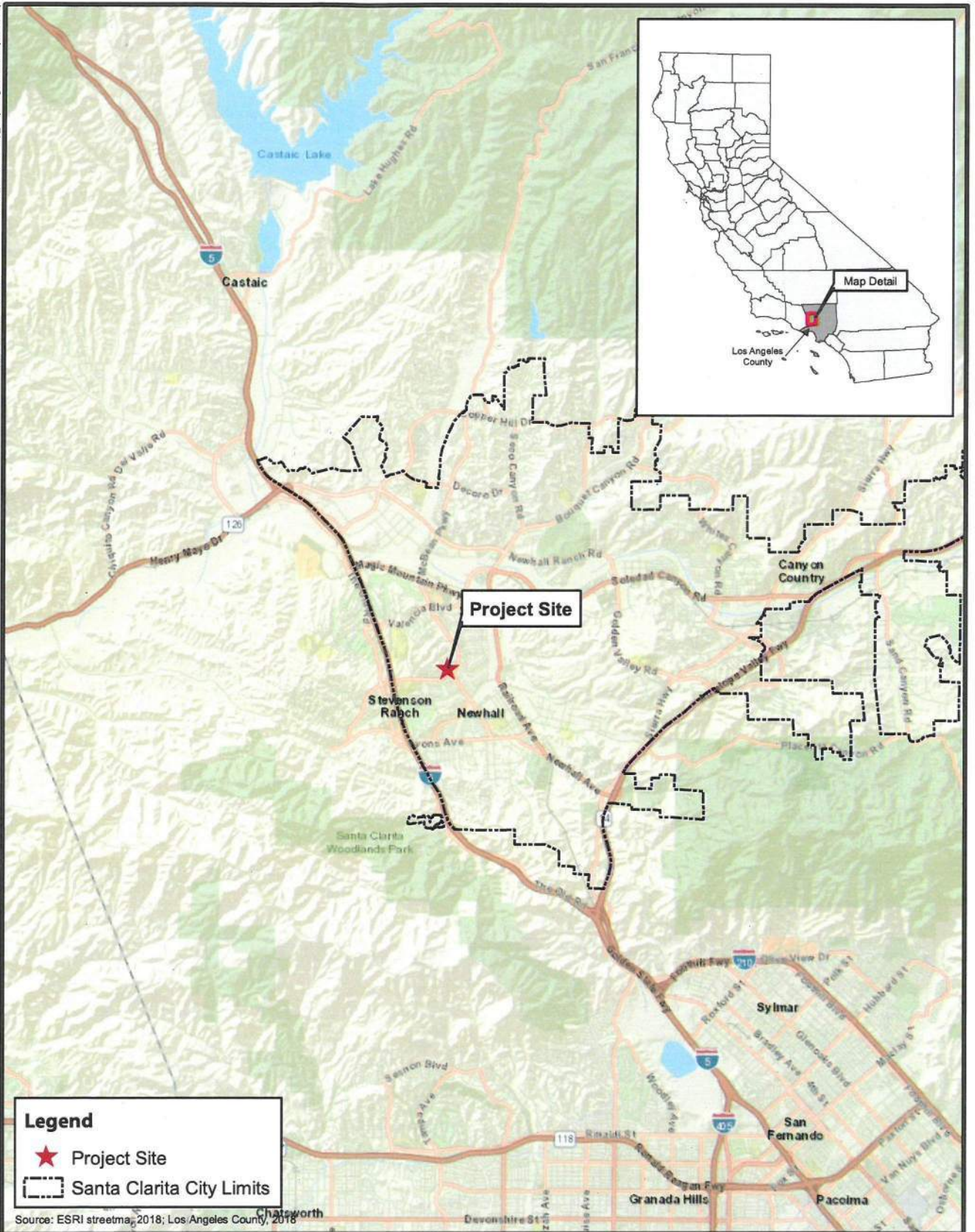
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED BY THE PROPOSED AMENDMENTS TO THE HMNH MASTER PLAN PROJECT

A SEIR will be prepared to evaluate the Project's potential impacts on the environment. The topics anticipated to be discussed in the SEIR include the following:

- **Aesthetics:** The proposed new Diagnostic and Treatment Building and the new Inpatient Building would be located east of and behind a five-story parking structure (PS-1) and a three-story medical office building (MOB-1), which are both situated along McBean Parkway. Accordingly, views of these proposed new buildings would not be available to motorists traveling westbound on McBean Parkway. The addition to the parking structure would be visible to motorists traveling on McBean Parkway and Orchard Village Road and would further obscure views of the new Diagnostic and Treatment Building and Inpatient Building. Therefore, the SEIR will evaluate the Project's effects on both views and aesthetic character/quality, including to the potential impacts related to the proposed aboveground parking levels, which would be the primary Project element visible from McBean Parkway, Orchard Village Road, and the surrounding community, particularly from the land uses to the east and south.
- **Air Quality:** The Project would generate air pollutants during both construction and operation. Construction of the Project includes site clearance, excavation and grading, hauling of materials, and building construction, all of which would generate dust and equipment exhaust. In the long term, operation of the proposed uses may cause an increase in vehicular travel, thus increasing tailpipe emissions. The SEIR will quantify the Project's construction and operation emissions and compare the Project's emissions to the South Coast Air Quality Management District's (SCAQMD) regional and localized thresholds of significance.
- **Energy:** Construction and operation of the Project would result in additional demand for energy, including electricity and/or natural gas. The SEIR will quantify the Project's additional energy demand and consult with the energy providers, including Southern California Edison and Southern California Gas Company, regarding their capabilities to serve the Project.
- **Greenhouse Gas Emissions:** The Project would generate greenhouse gas (GHG) emissions from construction and operation activities. GHG emissions would primarily result from construction equipment exhaust; potential increase in vehicle trips to and from the new uses, which would be verified upon review of the traffic study prepared for the Project; and energy consumption in the new buildings. Thus, the SEIR will evaluate the GHG impact in consideration of Assembly Bill 32, the Southern California Association of Governments' 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, the City of Santa Clarita's Climate Action

Plan and sustainability goals and policies, and guidance provided by the California Air Resources Board and the SCAQMD.

- **Noise:** Construction and operation of the Project would result in additional noise sources in the Project vicinity. Construction noise would primarily result from the use of construction equipment and haul trucks traveling to and from the Project site. Operational noise would primarily result from the operation of the aboveground parking structure immediately to the north of the main entrance to the HMNH campus across from sensitive receptors (i.e., single-family residences) on the opposite side of McBean Parkway. The SEIR will quantify noise from the construction and operation of the two new buildings and the aboveground parking structure.
- **Transportation/Traffic and Parking:** The proposed new buildings may result in a potential increase in vehicle trips to and from the expanded hospital uses, which would be verified upon review of the traffic study prepared for the Project. The SEIR will evaluate the generation and distribution of vehicle trips associated with the Project and the potential for increased traffic congestion and traffic flow disruptions. The SEIR will also evaluate if the number of parking spaces provided by the Project would be sufficient to accommodate the proposed new uses, as well as the uses that would occupy the vacated and renovated Main Hospital Building.
- **Tribal Cultural Resources:** The proposed new buildings would each have one subterranean level. The excavation and grading at Parking Lot D may potentially result in the disturbance of tribal cultural resources. The SEIR will evaluate whether or not tribal cultural resources may be present on the Project site and summarize the results of the required notification of and, if requested, consultation with Native American tribes who have expressed interest in project consultation with the City.
- **Utilities/Service Systems:** Since the Project would not increase the number of beds identified in the 2008 Master Plan EIR or the 2016 EIR Addendum for the adoption of the Specific Plan for the HMNH campus, the SEIR will evaluate whether or not the proposed new buildings would result in any increase in water consumption and wastewater generation.



Legend

- ★ Project Site
- Santa Clarita City Limits

Source: ESRI streetmap, 2018; Los Angeles County, 2018

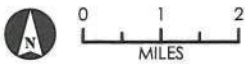
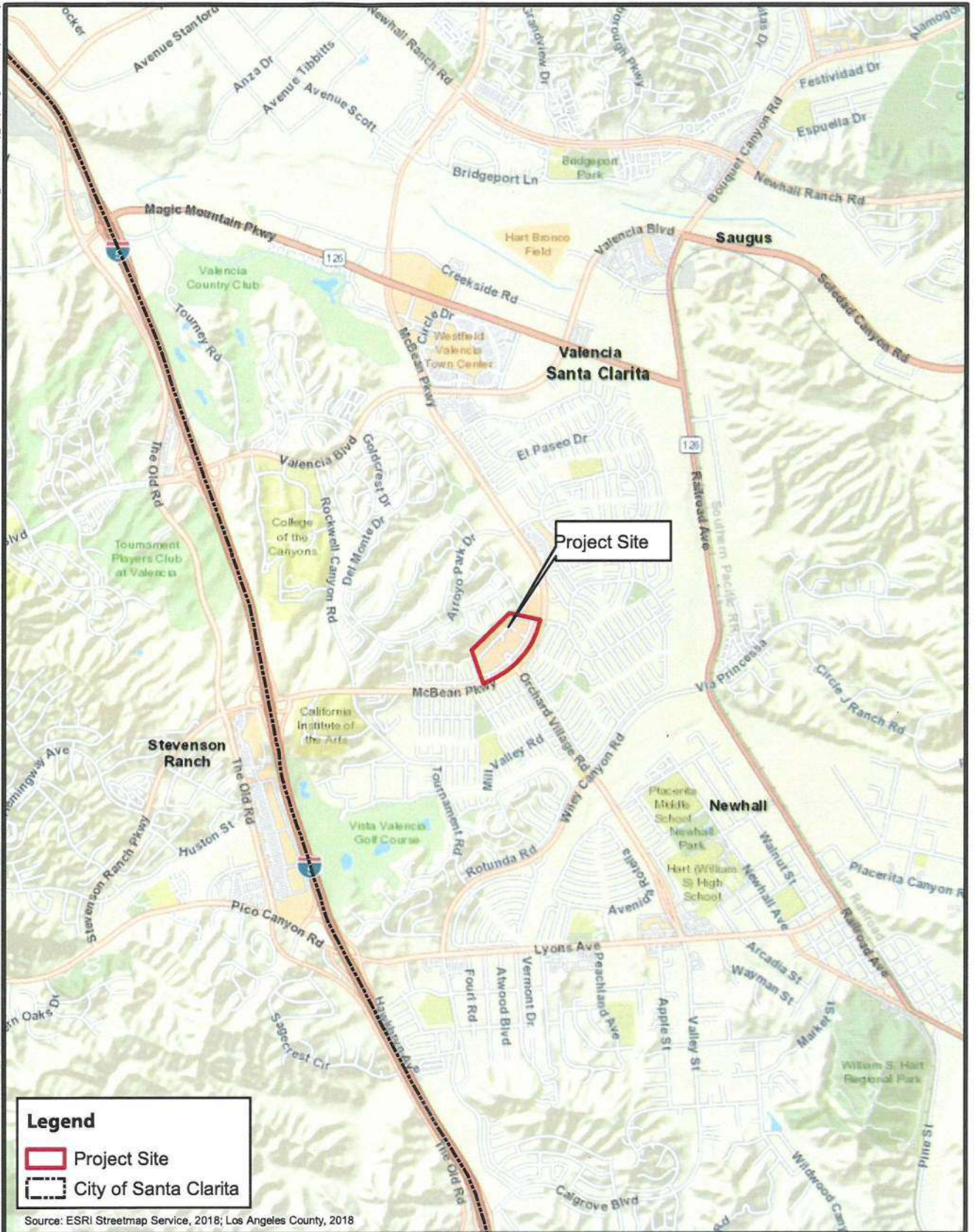


EXHIBIT A
Regional Location Map

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Legend
Project Site
City of Santa Clarita

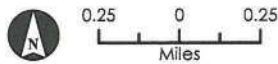
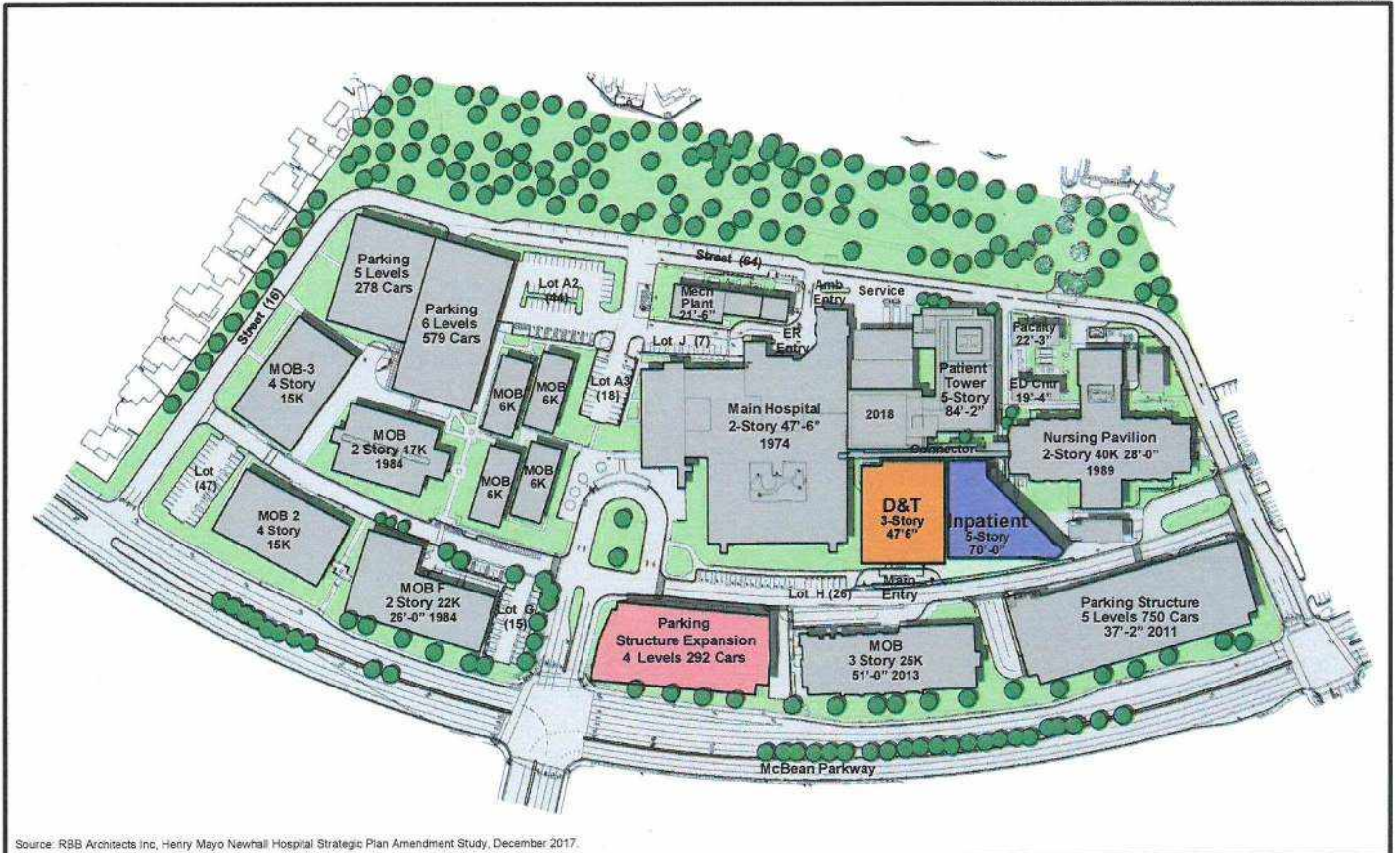


EXHIBIT B
Project Vicinity Map



Source: RBB Architects Inc, Henry Mayo Newhall Hospital Strategic Plan Amendment Study, December 2017.

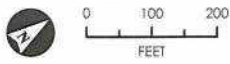


EXHIBIT C
Proposed Amendment to the 2008 Master Plan and 2016 Specific Plan

Michael Baker
INTERNATIONAL

DEPARTMENT OF TRANSPORTATION

DISTRICT 7 – OFFICE OF REGIONAL PLANNING

100 S. MAIN STREET, MS 16

LOS ANGELES, CA 90012

PHONE (213) 897-0673

FAX (213) 897-1337

www.dot.ca.gov

*Making Conservation
a California Way of Life.*

September 20, 2018

Mr. Patrick Leclair
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

RE: Henry Mayo Newhall Hospital Master Plan
Notice of Preparation (NOP) for an
Environmental Impact Report
SCH# 2004111149
GTS # 07-LA-2018-01899
Vic. LA/ 05/ PM R 51.266

Dear Mr. Leclair:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project.

The proposed project includes up to 20,000 square feet (sf) of building area for a new Diagnostic and Treatment Building, a new Inpatient Building, and up to 292 new parking spaces to be added to an existing parking facility. The total buildout capacity of hospital and medical office space within the Master Plan and Specific Plan area would increase from 698,000 to 898,000 sf.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Senate Bill 743 (2013) mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference to The Governor's Office of Planning and Research (OPR) for more information: <http://opr.ca.gov/ceqa/updates/guidelines/>

Caltrans is aware of challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, this development should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration (FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing.

We encourage the Lead Agency to integrate transportation and land use in a way that reduces Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions by facilitating the provision of more proximate goods and services to shorten trip lengths, and achieve a high level of non-motorized travel and transit use. We also encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements.

The Department also seeks to provide equitable mobility options for people who are economically, socially, or physically disadvantaged. Therefore, we ask the Lead Agency to evaluate the project site for access problem, VMT and service needs that may need to be addressed.

The nearest state facility is I-5. Please provide trip generation, trip distribution, and trip assignment estimates for this project with regards to the local and regional road system. To ensure that queue formation does not create traffic conflicts, project-generated trips should be added to the existing and future scenario traffic volumes for the NB/SB I-5 on/off-ramps at McBean Parkway. To avoid traffic conflicts such as inadequate weaving distances, queue spilling back onto the freeway, and uneven lane utilization, please analyze the adequacy of the operations of freeway segments in the vicinity of the project.

Analysis should include existing traffic, traffic generated by the project assigning to the State facilities, cumulative traffic generated from all specific planning developments in the area, and traffic growth other than from the project and developments.

A discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. Any mitigation involving transit or Transportation Demand Management (TDM) is encouraged and should be justified to reduce VMT and greenhouse gas emissions. Such measures are critical to facilitating efficient site access.

For additional TDM options, please refer to the Federal Highway Administration's Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8). The reference is available online: <http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>.

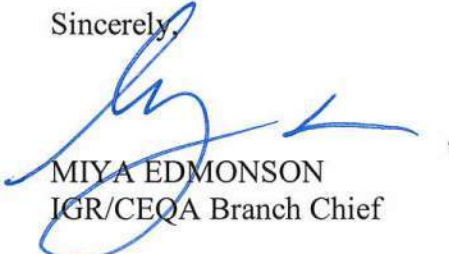
Transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways, will require a transportation permit from Caltrans. It is recommended that large size truck trips be limited to off-peak commute periods.

Mr. Patrick Leclair
September 20, 2018
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Storm water run-off is a sensitive issue for Los Angeles and Ventura Counties. Please be mindful of your need to discharge clean run-off water and it is not permitted to discharge onto State highway facilities.

If you have any questions or concerns regarding these comments, please contact the project coordinator, Frances Lee at (213) 897-0673 or frances.lee@dot.ca.gov.

Sincerely,



MIYA EDMONSON
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse



Department of Conservation
Division of Oil, Gas, and Geothermal Resources
Coastal District • Ventura
1000 South Hill Road • Suite 116
Ventura, CA 93003-4458
(805) 937-7246 • FAX (805) 654-4765

September 7, 2018

RECEIVED
PLANNING DIVISION

SEP 17 2018

CITY OF SANTA CLARITA

Mr. Patrick Leclair
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Dear Mr. Leclair:

STATE CLEARINGHOUSE NUMBER: **2004111149**
PROJECT TITLE: HENRY MAYO NEWHALL MEMORIAL HOSPITAL MASTER PLAN

The Division of Oil, Gas, and Geothermal Resources (Division) authority is set forth in Division 3 of the Public Resources Code (PRC), and Title 14 of the California Code of Regulations (CCR). PRC § 3208.1 establishes well reabandonment responsibility when a previously plugged and abandoned well may be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, or geothermal wells.

The Division has received and reviewed the above referenced project dated August 29, 2018. To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following well evaluations.

The project is located in Los Angeles County, outside of oilfield boundaries. Our records indicate that one known oil and gas well is potentially located within the project boundary. While the location of this well is noted to be within the project area by the Division's website (Figure 1), well records indicate the well is located 589 ft. N and 271 ft. E of the SW corner of Section 27, 04N, 16W S.B. Base Meridian, which places the well south of McBean Parkway outside of the project area. This review includes an abandonment status review of the aforementioned well, but the division recommends a survey prior to construction to determine if the well is located on the property, as noted below.

The well listed below is not abandoned to current Division requirements as prescribed by law, and based upon information provided, is projected to be built over or have future access impeded. **It is the opinion of the Division that this well requires abandonment or reabandonment.**

Well	Status
West Coast Dev. Corp. "Broughton" 2 (API 037-06233)	The record review process shows that the subject well is not abandoned consistent with current PRC and CCR as of 9/7/2018. Based on well records: 1. Base of freshwater plug is inadequate (CCR § 1723.2). 2. Surface plug is insufficient (CCR § 1723.5).



Figure 1. Map of known oil and gas wells in the vicinity of the proposed project. A map view of DOGGR wells is available at <https://maps.conservation.ca.gov/doggr/wellfinder>.

The Division categorically advises against building over, or in any way impeding access to, oil, gas, or geothermal wells. Access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment,

should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure. Items that can affect well access include, but are not limited to, buildings, housing, fencing, hardscape, landscape, trees, pools, patios, sidewalks, roadways, parking lots, waterways or channels, and decking. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access.

There are no guarantees a well abandoned in compliance with current Division requirements will not start leaking in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. The Division acknowledges wells plugged and abandoned to the most current standards have a lower probability of leaking in the future, however there is no guarantee that such abandonments will not leak.

The Division advises that all wells identified on the development parcel prior to, or during, development activities be tested for liquid and gas leakage. Surveyed locations should be provided to the Division in Latitude and Longitude, NAD 83 decimal format. The Division expects any wells found leaking to be reported to it immediately.

Failure to plug and reabandon a well may result in enforcement action, including an order to perform reabandonment well work, pursuant to PRC § 3208.1, and 3224.

PRC § 3208.1 gives the Division the authority to order or permit the re-abandonment of any well where it has reason to question the integrity of the previous abandonment, or if the well is not accessible or visible. Responsibility for re-abandonment costs may be affected by the choices made by the local permitting agency, property owner, and/or developer in considering the general advice set forth in this letter. The PRC continues to define the person or entity responsible for reabandonment as:

1. **The property owner** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and in its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.
2. **The person or entity causing construction over or near the well** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be reabandoned, or to follow the advice of the supervisor or district deputy not to undertake the construction, then the person or entity causing the construction over or near the well shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.

- 3. The party or parties responsible for disturbing the integrity of the abandonment -**
If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and after that time someone other than the operator or an affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, then the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the reabandonment.

To view PRC 3208.1 in its entirety, please visit <ftp://ftp.consrv.ca.gov/pub/oil/laws/PRC10.pdf>

No well work may be performed on any oil, gas, or geothermal well without written approval from the Division. Well work requiring written approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other abandonment or re-abandonment work. The Division also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR §1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, a permit from the Division is required before work can start.

The Division makes the following additional recommendations to the local permitting agency, property owner, and developer:

1. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements near oil or gas wells, the Division recommends that information regarding the above identified well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.
2. The Division recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

As indicated in PRC § 3106, the Division has jurisdictional authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources, damage to underground oil, gas, and geothermal deposits, and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

If during development activities, any wells are encountered that were not part of this review, the Division's construction site well review engineer in the Coastal District, Ventura office is to be notified immediately, and an amended site plan with well casing diagrams for Division review shall be filed. After appropriate review, the District office will send a follow-up well evaluation letter to the property owner, applicant, and local permitting agency.

Mr. Patrick Leclair
September 7, 2018
Page 5

Should you have any questions, please contact Justin LaForge at (805) 465-9626 or via email at justin.laforge@conservation.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patricia A. Abel". The signature is stylized and cursive.

Patricia A. Abel
Coastal District Deputy

cc: Well Files



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

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DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

September 21, 2018

RECEIVED
PLANNING DIVISION

SEP 27 2018

CITY OF SANTA CLARITA

Patrick Leclair, Senior Planner
City of Santa Clarita
Community Development Department
23920 Valencia Boulevard
Santa Clarita, CA 91355

Dear Mr. Leclair:

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT,
"HENRY MAYO NEWHALL HOSPITAL," WOULD ALLOW FOR THE DEVELOPMENT OF
UP TO 200,000 SQUARE FEET OF BUILDING AREA FOR A NEW DIAGNOSTIC AND
TREATMENT BUILDING, A NEW INPATIENT BUILDING, AND UP TO 292 NEW PARKING
SPACES, 23845 MCBEAN PARKWAY, SANTA CLARITA, FFER 201800096**

The Notice of Preparation of a Draft Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We have no comments.

LAND DEVELOPMENT UNIT:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
2. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
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COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

EL MONTE
GARDENA
GLENDDORA
HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK

INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

LAWDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES

PARAMOUNT
PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

3. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
4. The proposed development will require the installation of an automatic fire sprinkler system.
5. The development may require fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a four-hour duration. The final fire flows will be based on the size of buildings, the installation of an automatic fire sprinkler system, and the types of construction used.
6. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
 - c) Additional hydrants will be required if hydrant spacing exceeds specified distances.
7. The turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road.
8. All on-site driveways/roadways shall provide a minimum unobstructed width of 28 feet clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure.
9. For driveways with parking restrictions the entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
10. All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review prior to implementation.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

A handwritten signature in blue ink that reads "Michael Y. Takeshita".

MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



RECEIVED
PLANNING DIVISION

SEP 13 2018

CITY OF SANTA CLARITA

September 7, 2018

Patrick Leclair
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

RE: SCH# 2004111149 Henry Mayo Newhall Memorial Hospital Master Plan, Los Angeles County

Dear Mr. Leclair:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:


1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Frank.Lienert@nahc.ca.gov.

Sincerely,


for

Frank Lienert
Associate Governmental Program Analyst

cc: State Clearinghouse



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

Notice of Preparation

August 31, 2018

To: Reviewing Agencies
Re: Henry Mayo Newhall Memorial Hospital Master Plan
SCH# 2004111149

Attached for your review and comment is the Notice of Preparation (NOP) for the Henry Mayo Newhall Memorial Hospital Master Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Patrick Leclair
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2004111149
Project Title Henry Mayo Newhall Memorial Hospital Master Plan
Lead Agency Santa Clarita, City of

Type NOP Notice of Preparation
Description The project involves an amendment to the approved 2016 specific plan for the Henry mayo Newhall hospital and a second amendment to the 2008 Master Plan and Development Agreement for the HMNH. The revisions would allow for the development of up to 20,000 square feet of building area for a new Diagnostic and Treatment Building, a new Inpatient Building, and up to 292 new parking spaces to be added to an existing parking facility (PS-4) through the additional of three aboveground levels to the existing structure. With the proposed amendments, the total buildout capacity of hospital and medical office space within the Master Plan and Specific Plan area would increase from 698,000 sq. ft. to 898,000 sq., ft.

Lead Agency Contact

Name Patrick Leclair
Agency City of Santa Clarita
Phone (661) 255-4349 **Fax**
email
Address 23920 Valencia Boulevard, Suite 302
City Santa Clarita **State** CA **Zip** 91355

Project Location

County Los Angeles
City Santa Clarita
Region
Cross Streets McBean Parkway and Orchard Village Road
Lat / Long 34° 23' 52" N / 118° 33' 12" W
Parcel No. 2861-073-010 to -012
Township **Range** **Section** **Base**

Proximity to:

Highways 5
Airports
Railways Metrolink
Waterways Santa Clara River
Schools Meadows ES, Hart HS, Valencia Valley HS
Land Use Existing hospital/SP/SP

Project Issues Aesthetic/Visual; Air Quality; Noise; Sewer Capacity; Traffic/Circulation; Water Supply; Tribal Cultural Resources; Other Issues

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Office of Emergency Services, California; California Energy Commission; Native American Heritage Commission; California Highway Patrol; Caltrans, District 7; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4; Statewide Health Planning

Date Received 08/31/2018 **Start of Review** 08/31/2018 **End of Review** 10/01/2018

2004111149

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #200411149

Project Title: Proposed Amendments to the Henry Mayo Newhall Hospital Master Plan Project

Lead Agency: City of Santa Clarita Contact Person: Patrick Leclair
Mailing Address: 23920 Valencia Boulevard, Suite 302 Phone: (661) 255-4349
City: Santa Clarita Zip: 91355 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Santa Clarita
Cross Streets: McBean Parkway and Orchard Village Road Zip Code: 91355
Longitude/Latitude (degrees, minutes and seconds): 34 23 52 N / 118 33 12 W Total Acres: 29.77
Assessor's Parcel No.: 2861-073-010 to -012 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-5 Waterways: Santa Clara River
Airports: Railways: Schools: Meadows ES, Hart HS, Valencia Valley ES

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: Governor's Office of Planning & Research

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Use Permit [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Land Division (Subdivision, etc.) [] Coastal Permit
[] Community Plan [] Site Plan [] Other: Master Plan and Specific Plan Amendments

AUG 31 2018

STATE CLEARINGHOUSE

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[X] Other: Medical Facilities

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [X] Traffic/Circulation [] Other: Energy, GHG, Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Existing hospital/SP/SP

Project Description: (please use a separate page if necessary)

The Project involves an amendment to the approved 2016 Specific Plan for the Henry Mayo Newhall Hospital (HMNH) and a second amendment to the 2008 Master Plan and Development Agreement for the HMNH. The revisions would allow for the development of up to 200,000 square feet of building area for a new Diagnostic and Treatment Building, a new Inpatient Building, and up to 292 new parking spaces to be added to an existing parking facility (PS-4) through the addition of three aboveground levels to the existing structure. With the proposed amendments, the total buildout capacity of hospital and medical office space within the Master Plan and Specific Plan area would increase from 698,000 square feet to 898,000 square feet.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

NOP Distribution List

County: Los Angeles

SCH# 2004111149

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
Denise Peterson

California Coastal Commission
Allyson Hitt

Colorado River Board
Elsa Contreras

Dept. of Conservation
Crina Chan

Cal Fire
Dan Foster

Central Valley Flood Protection Board
James Herota

Office of Historic Preservation
Ron Parsons

Dept of Parks & Recreation
Environmental Stewardship Section

S.F. Bay Conservation & Dev't. Comm.
Steve Goldbeck

Dept. of Water Resources
Resources Agency
Nadell Gayou

Fish and Game

Depart. of Fish & Wildlife
Scott Flint
Environmental Services Division

Fish & Wildlife Region 1
Curt Babcock

Fish & Wildlife Region 1E
Laurie Harnsberger

Fish & Wildlife Region 2
Jeff Drongesen

Fish & Wildlife Region 3
Craig Weightman

Fish & Wildlife Region 4
Julie Vance

Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program

Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program

Fish & Wildlife Region 6 I/M
Heidi Calvert
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Wildlife M
William Paznokas
Marine Region

Other Departments

California Department of Education
Lesley Taylor

OES (Office of Emergency Services)
Monique Wilber

Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture

Dept. of General Services
Cathy Buck
Environmental Services Section

Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

Independent

Commissions, Boards

Delta Protection Commission
Erik Vink

Delta Stewardship Council
Anthony Navasero

California Energy Commission
Eric Knight

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Supervisor

Santa Monica Bay Restoration
Guangyu Wang

State Lands Commission
Jennifer Deleong

Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

Caltrans - Division of Aeronautics
Philip Crimmins

Caltrans - Planning
HQ LD-IGR
Christian Bushong

California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

Caltrans, District 1
Rex Jackman

Caltrans, District 2
Marcelino Gonzalez

Caltrans, District 3
Susan Zanchi - North

Caltrans, District 4
Patricia Maurice

Caltrans, District 5
Larry Newland

Caltrans, District 6
Michael Navarro

Caltrans, District 7
Dianna Watson

Caltrans, District 8
Mark Roberts

Caltrans, District 9
Gayle Rosander

Caltrans, District 10
Tom Dumas

Caltrans, District 11
Jacob Armstrong

Caltrans, District 12
Maureen El Harake

Cal EPA

Air Resources Board

Airport & Freight
Jack Wursten

Transportation Projects
Nesamani Kalandiyur

Industrial/Energy Projects
Mike Tollstrup

California Department of Resources, Recycling & Recovery
Kevin Taylor/Jeff Esquivel

State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water

State Water Resources Control Board
Div. Drinking Water # _____

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board
Phil Crader
Division of Water Rights

Dept. of Toxic Substances
Control Reg. # _____
CEQA Tracking Center

Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson
North Coast Region (1)

RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB 3
Central Coast Region (3)

RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

RWQCB 5R
Central Valley Region (5)
Redding Branch Office

RWQCB 6
Lahontan Region (6)

RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

RWQCB 7
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

Other OSHPD

Conservancy



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

September 27, 2018

Ref. Doc. No.: 4712660

Mr. Patrick Leclair, Senior Planner
Community Development Department
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

RECEIVED
PLANNING DIVISION

OCT 02 2018

CITY OF SANTA CLARITA

Dear Mr. Leclair:

**NOP Response to Master Case No. 17-193
for the Henry Mayo Newhall Hospital Master Plan Project**

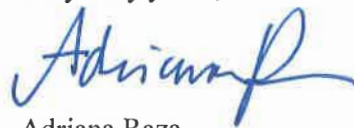
The Santa Clarita Valley Sanitation District (District) received a Notice of Preparation of a Draft Environmental Impact Report (NOP) for the subject project on August 31, 2018. The proposed project is located within the jurisdictional boundaries of the District. We offer the following comments regarding sewerage service:

1. The proposed project may require an amendment to a District's permit for Industrial Wastewater Discharge. Project developers should contact the District's Industrial Waste Section at (562) 908-4288, extension 2900, in order to reach a determination on this matter. If this update is necessary, project developers will be required to forward copies of final plans and supporting information for the proposed project to the District for review and approval before beginning project construction.
2. The additional wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the District, for conveyance to the District's Valencia Trunk Sewer, located in a private right of way along the western side of McBean Parkway just north of Avenue Navarre. The District's 18-inch diameter trunk sewer has a capacity of 6.8 million gallons per day (mgd) and conveyed a peak flow of 5 mgd when last measured in 2012.
3. Availability of sewer capacity depends upon project size and timing of connection to the sewerage system. Because there are other proposed developments in the area, the availability of trunk sewer capacity should be verified as the project advances. Please submit a copy of the project's build-out schedule to the undersigned to ensure the project is considered when planning future sewerage system relief and replacement projects.
4. The District operates two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a capacity of 28.1 mgd and currently produces an average recycled water flow of 18.5 mgd.

5. The expected increase in average wastewater flow from the project, described in the notice as an 84,300 square foot Diagnostic and Treatment Building and an 115,700 square foot Inpatient Building, is 40,000 gallons per day. For a copy of the District's average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
6. The District is empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the District's Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.
7. In order for the District to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of District wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of District facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of District treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the District intends to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of District facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: L. Smith
A. Schmidt
A. Howard



October 1, 2018

Mr. Patrick Leclair, Senior Planner
City of Santa Clarita
23920 Valencia Boulevard, Suite 302
Santa Clarita, California, 91355
Phone: (661) 255-4349
E-mail: pleclair@santa-clarita.com

RE: SCAG Comments on the Notice of Preparation of a Draft Supplemental Environmental Impact Report for the Henry Mayo Newhall Hospital Master Plan Project [SCAG NO. IGR6404]

Dear Mr. Leclair,

Thank you for submitting the Notice of Preparation of a Draft Supplemental Environmental Impact Report (SEIR) for the Henry Mayo Newhall Hospital Master Plan Project ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS) pursuant to Senate Bill (SB) 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.¹ SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) goals and align with RTP/SCS policies.

SCAG staff has reviewed the Notice of Preparation of a Draft SEIR for the proposed project. The proposed project includes the development of an additional 200,000 square feet of building area for a new Diagnostic and Treatment Building and a new Inpatient Building, and up to 292 additional parking spaces.

When available, please send environmental documentation to SCAG's Los Angeles office in Los Angeles (900 Wilshire Boulevard, Ste. 1700, Los Angeles, California 90017) or by email to au@scag.ca.gov providing, at a minimum, the full public comment period for review.

If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Anita Au, Associate Regional Planner, at (213) 236-1874 or au@scag.ca.gov. Thank you.

Sincerely,

Ping Chang
Acting Manager, Compliance and Performance Monitoring

¹ Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2016 RTP/SCS for the purpose of determining consistency for CEQA. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a determination of consistency with the 2016 RTP/SCS for CEQA.

SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
T: (213) 236-1800
www.scag.ca.gov

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Transportation
**Curt Hagman, San Bernardino
County**

**COMMENTS ON THE NOTICE OF PREPARATION OF A
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE
HENRY MAYO NEWHALL HOSPITAL MASTER PLAN PROJECT [SCAG NO. IGR6404]**

CONSISTENCY WITH RTP/SCS

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS. For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the RTP/SCS.

2016 RTP/SCS GOALS

The SCAG Regional Council adopted the 2016 RTP/SCS in April 2016. The 2016 RTP/SCS seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health (see <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>). The goals included in the 2016 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2016 RTP/SCS are the following:

SCAG 2016 RTP/SCS GOALS	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and active transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*</i>

*SCAG does not yet have an agreed-upon security performance measure.

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG 2016 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.	etc.

2016 RTP/SCS STRATEGIES

To achieve the goals of the 2016 RTP/SCS, a wide range of land use and transportation strategies are included in the 2016 RTP/SCS. Technical appendances of the 2016 RTP/SCS provide additional supporting information in detail. To view the 2016 RTP/SCS, please visit: <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>. The 2016 RTP/SCS builds upon the progress from the 2012 RTP/SCS and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that the SCAG region strives toward a more sustainable region, while the region meets and exceeds in meeting all of applicable statutory requirements pertinent to the 2016 RTP/SCS. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

DEMOGRAPHICS AND GROWTH FORECASTS

Local input plays an important role in developing a reasonable growth forecast for the 2016 RTP/SCS. SCAG used a bottom-up local review and input process and engaged local jurisdictions in establishing the base geographic and socioeconomic projections including population, household and employment. At the time of this letter, the most recently adopted SCAG jurisdictional-level growth forecasts that were developed in accordance with the bottom-up local review and input process consist of the 2020, 2035, and 2040 population, households and employment forecasts. To view them, please visit <http://www.scag.ca.gov/Documents/2016GrowthForecastByJurisdiction.pdf>. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts			Adopted City of Santa Clarita Forecasts		
	Year 2020	Year 2035	Year 2040	Year 2020	Year 2035	Year 2040
Population	19,663,000	22,091,000	22,138,800	220,600	250,900	262,200
Households	6,458,000	7,325,000	7,412,300	75,600	86,300	90,300
Employment	8,414,000	9,441,000	9,871,500	83,700	91,300	95,900

MITIGATION MEASURES

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for the 2016 RTP/SCS for guidance, as appropriate. SCAG's Regional Council certified the Final PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on April 7, 2016 (please see: <http://scagrtpscs.net/Pages/FINAL2016PEIR.aspx>). The Final PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

JIM McDONNELL, SHERIFF



October 1, 2018

Patrick Leclair, Senior Planner
City of Santa Clarita
Community Development Department
23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355

Dear Mr. Leclair:

**REVIEW COMMENTS
NOTICE OF PREPARATION OF
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED AMENDMENTS TO THE
HENRY MAYO NEWHALL HOSPITAL MASTER PLAN PROJECT
(SCH NO. 2004111149; MASTER CASE NO. 17-193)**

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to review and comment on the Notice of Preparation of Draft Supplemental Environmental Impact Report (NOP-DSEIR), dated August 2018, for the Proposed Amendments to the Henry Mayo Newhall Hospital 2008 Master Plan and 2016 Specific Plan Project (Project). The proposed Project, located at 26400 Sierra Highway in the City of Santa Clarita, will construct a new Diagnostic and Treatment Building, a new Inpatient Building, and up to 292 new parking spaces to be added to an existing parking facility through the addition of three aboveground levels to the existing structure.

The proposed Project is located within the service area of the Santa Clarita Valley Sheriff's Station (Station). Accordingly, the Station reviewed the NOP-DSEIR for potential impacts to their resources and operations, and authored the attached review comments (see correspondence dated September 26, 2018, from Captain Robert J. Lewis).

Also, the Department provides the following updated contact information for all requests for project review comments, law enforcement service information,

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

Mr. Leclair

- 2 -

October 1, 2018

California Environmental Quality Act documents, and other related correspondence:

Tracey Jue, Director
Facilities Planning Bureau
Los Angeles County Sheriff's Department
4700 Ramona Boulevard, Fourth Floor
Monterey Park, California 91754

Attention: Maynora Castro, Departmental Facilities Planner II,
MGCastro@lasd.org.

Should you have any questions regarding this matter, please contact me, at (323) 526-5657, or your staff may contact Ms. Castro, at (323) 526-5578.

Sincerely,

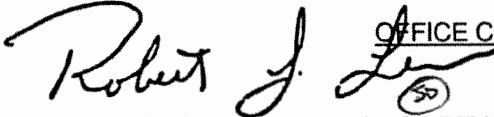
JIM McDONNELL, SHERIFF



Tracey Jue, Director
Facilities Planning Bureau

COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT
"A Tradition of Service Since 1850"

DATE: September 26, 2018
FILE NO:

 OFFICE CORRESPONDENCE

FROM: ROBERT J. LEWIS, CAPTAIN
SANTA CLARITA VALLEY
STATION

TO: TRACEY JUE, DIRECTOR
FACILITIES PLANNING
BUREAU

SUBJECT: REVIEW COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED AMENDMENTS TO THE HENRY MAYO NEWHALL HOSPITAL MASTER PLAN PROJECT (SCH No. 2004111149)

The Santa Clarita Valley Station (Station) reviewed the Notice of Preparation (NOP) of a Draft Supplemental Environmental Impact Report (SEIR), dated August 29, 2018, for the Proposed Amendments to the Henry Mayo Newhall Hospital (HMNH) 2008 Master Plan and 2016 Specific Plan Project (Project). HMNH has its own provision of private security within the hospital itself, but the Station provides law and traffic enforcement to the proposed Project site and it is located within the Station's patrol area.

According to the NOP's Summarized Project Description, the revisions would allow for development of approximately 200,000 SF of building area plus new parking spaces described as follows:

- a. Construct a new Diagnostic and Treatment Building, 84,300 SF, three stories, 47.5 feet in height. Uses within this building could include various clinical related uses, a pharmacy, and imaging areas.
- b. Construct a new Inpatient Building, 115,700 SF, five stories, 70 feet in height. Uses within this building would include 92 inpatient beds (relocated from the Main Hospital Building), support services, public spaces, and additional diagnostic and treatment facilities. The area within the existing Main Hospital Building containing the 92 beds would be converted to office use, other administrative uses, and/or clinical/hospital support services.
- c. Addition of three aboveground levels to an existing parking area which can accommodate 292 new parking spaces.



With these proposed Project amendments, the total buildout capacity of hospital and medical office space within the Master Plan for HMNH would increase from 698,000 square feet to 898,000 square feet. Project construction would commence in year 2020 with a duration of 18 to 24 months.

The NOP also indicated that one of the environmental factors potentially affected by the Project include Transportation/Traffic. The Station concurs with this assessment and recommends that an analysis and impacts of the proposed Project to the local transportation and circulation system be included in the DSEIR. Traffic levels at intersections must be identified, studied and analyzed. Preparation of a Construction Mitigation Plan would also help in reducing impacts to traffic levels. A Construction Traffic Management Plan should also be implemented as part of the proposed Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access should be maintained at all times. Flag persons and/or detours should also be provided as needed to ensure safe traffic operations, and construction signs should be posted to advice of reduced construction zone speed limits.

Although the Station is not overly concerned with the proposed Project itself, we remain concerned that continued growth and intensification of land uses within our service area will ultimately contribute to significant cumulative impacts on our resources and operations. It is reasonable to expect that continued development will lead to a commensurate increase in the demand for law enforcement services. Meeting such increased demand will require additional resources, including patrol deputies, other sworn deputies, support personnel, and attendant assets such as patrol vehicles, support vehicles, communications equipment, weaponry, station furnishings/fixtures/equipment, etc.

The Station has no further comment at this time, but we reserve the right to amend and supplement our assessment, if necessary, upon subsequent reviews of the proposed Project.

Thank you for including the Station in the review process for the proposed Project. Should you have any question regarding this matter, please contact Operations Lieutenant Justin Diez at (661) 799-5102.

RJL:JRD