



NOTICE OF AVAILABILITY DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR)

Lead Agency:

Agency Name: City of Santa Clarita
Street Address: 23920 Valencia Boulevard, Suite 302
City/State/Zip: Santa Clarita, CA 91355
Contact: David Peterson, Associate Planner
Telephone: (661) 284-1406

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 Availability of a Draft Supplemental Environmental Impact Report
Henry Mayo Newhall Hospital Master Plan Second Amendment Project
State Clearinghouse No. 2004111149**

Pursuant to Section 15085 and 15087(a), Title 14, California Code of Regulations, this Notice is provided to announce that the City of Santa Clarita has completed a Draft SEIR for the Proposed Project described below and that it is available for public review.

Project Description and Location: The Project is located on the approximately 29.77-acre Henry Mayo Newhall Hospital (HMNH) campus, 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).

The HMNH proposes an amendment to its 2016 Specific Plan and a second amendment to its 2008 Master Plan and Development Agreement to permit the development of up to 200,000 square feet of building area for a Diagnostic and Treatment (D&T) Building, another Inpatient Building (Inpatient Building No. 2 (IP-2 Building)), and clinical services, plus the addition of three aboveground parking stories (four levels, including rooftop parking) to the existing PS-4 parking structure (see Exhibit C). With the proposed amendments, the total buildout capacity of hospital and medical office space within the Specific Plan and Master Plan area would increase from 698,000 square feet to 898,000 square feet

The proposed amendments to the 2008 Master Plan, 2016 Specific Plan, and Development Agreement involve the development of two new buildings that would be located on existing parking lots (Parking Lots D and I, as well as part of Lot H) bounded by the Main Hospital Building on the south, the new Inpatient Building No. 1 (IP-1 Building) completed in 2019 on the west, the Nursing Pavilion on the north, and an internal access road on the east. The proposed amendments would also involve the addition of aboveground levels to an existing underground parking structure/surface parking lot PS-4, located immediately to the north of the main entrance to the HMNH campus; modification to the parking plan to permit both paid and assigned parking and adopt the HMNH Parking Demand Study that establishes the parking requirements for the campus; and various amendments, including a 10-year extension, to the Development Agreement. Together, Lot D, Lot I, portion of Lot H, and PS-4 encompass the Project Site. 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 Project would also 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 D&T 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).

Impacts: The Draft SEIR analyzes the Project's environmental impacts with respect to the following topics:

- Aesthetics
- Air Quality
- Energy Consumption
- Greenhouse Gas Emissions
- Noise
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Cumulative Impacts
- Alternatives

Hazardous Substances or Wastes Site Listing: The Project Site is not listed on any of the sites enumerated under Section 65962.5 of the California Government Code, which identify sites known to contain hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others.

Public Review: The public review and comment period for the Draft SEIR will be from November 23, 2020 to January 22, 2021. The Draft SEIR for the HMNH Master Plan Second Amendment Project is available for review at the following location:

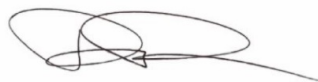
- City of Santa Clarita City Hall, City Clerk's Office
23920 Valencia Boulevard, Suite 120
Santa Clarita, CA 91355

The Draft SEIR for the HMNH Master Plan Second Amendment Project is also available for public review on the City of Santa Clarita website at: <https://www.santa-clarita.com/city-hall/departments/community-development/planning/environmental-impact-reports-under-review>.

Written comments may be submitted to the City during the public review period, to the contact person below.

City of Santa Clarita Planning Division
Attn: David Peterson, Associate Planner-HMNH Draft SEIR
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Comments may also be submitted via email, to DPETERSON@santa-clarita.com



Date: 11/18/20

Title: David Peterson, Associate Planner
Telephone: (661) 284-1406

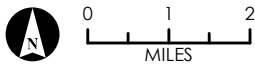
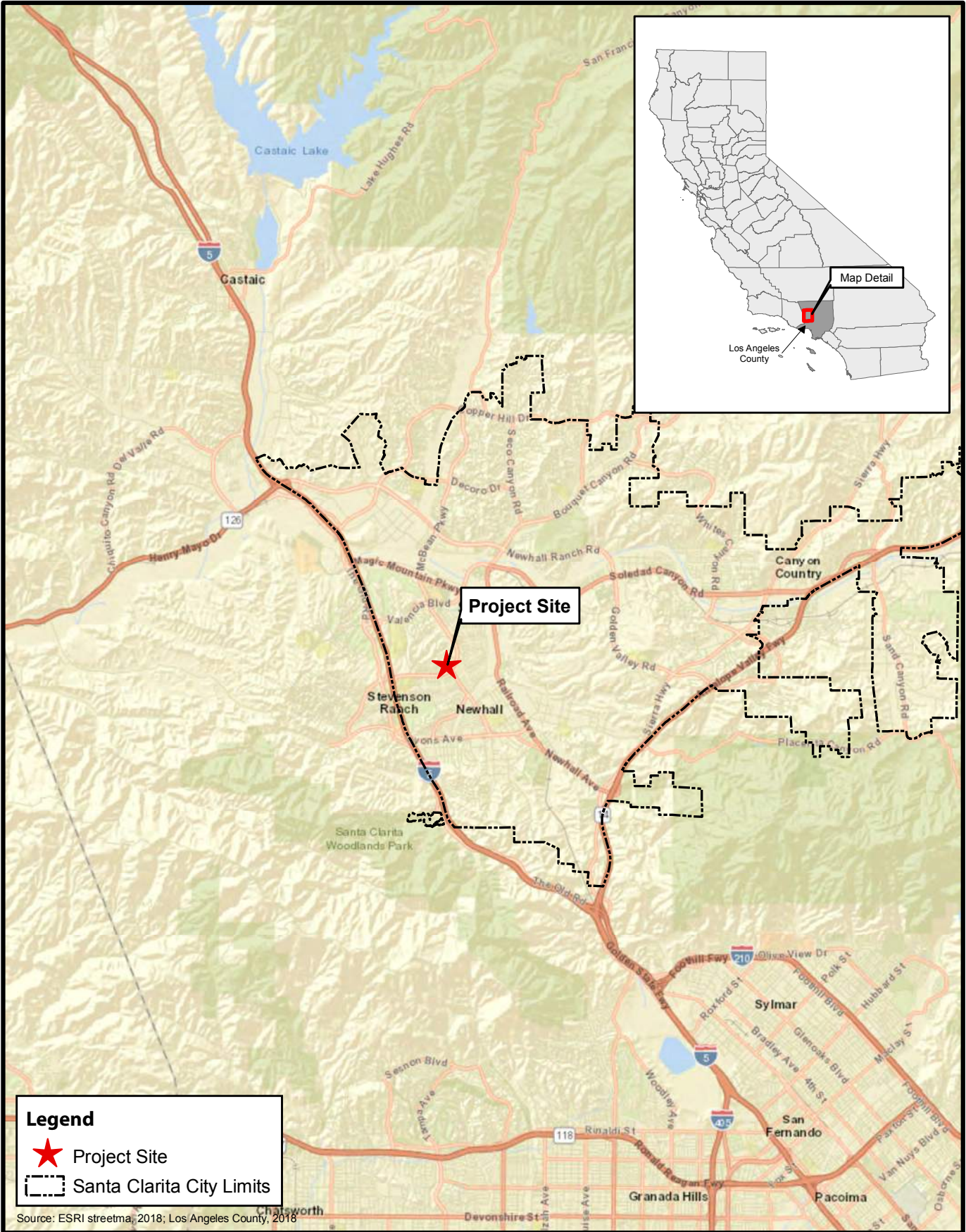


EXHIBIT A
Regional Location Map

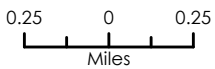
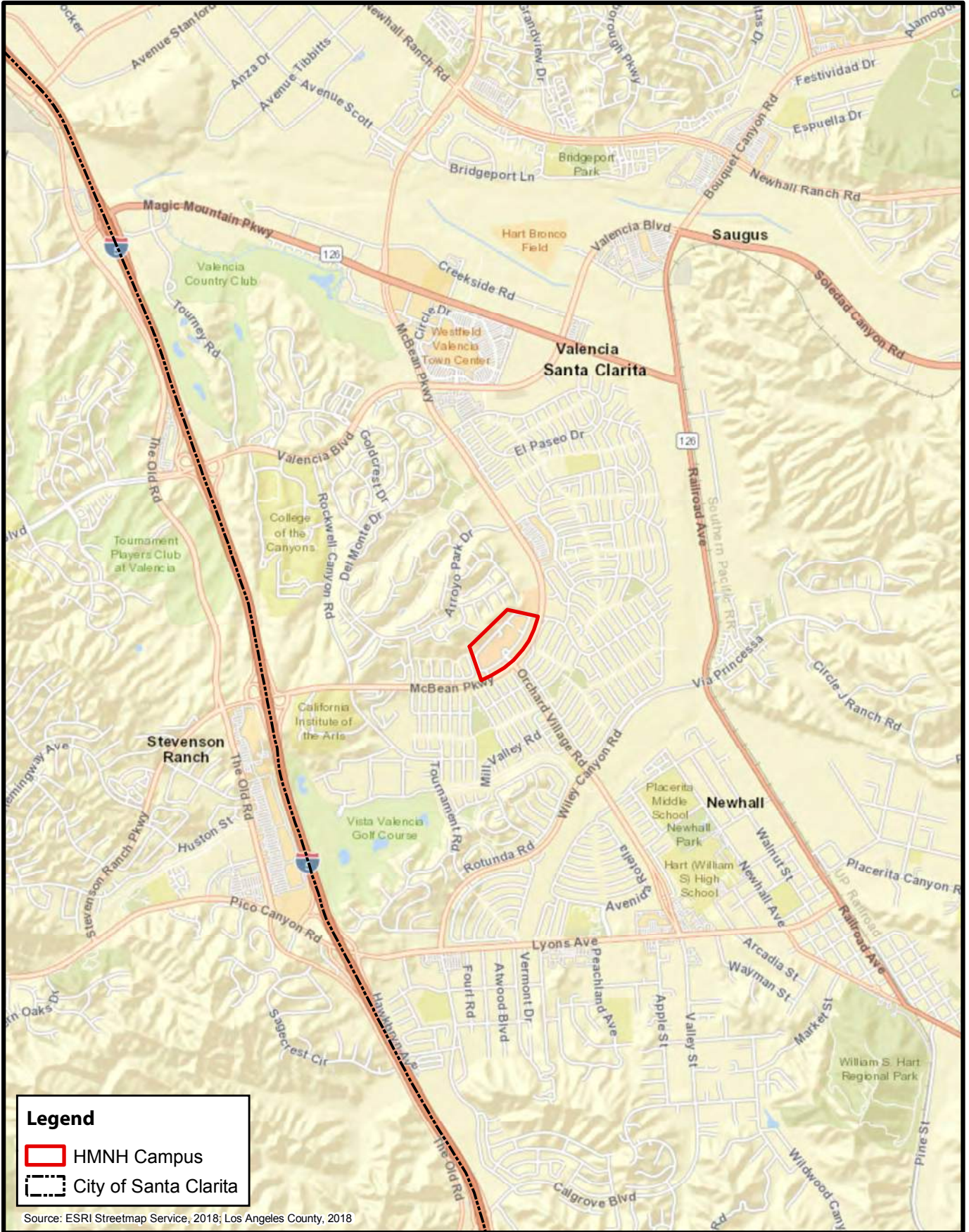
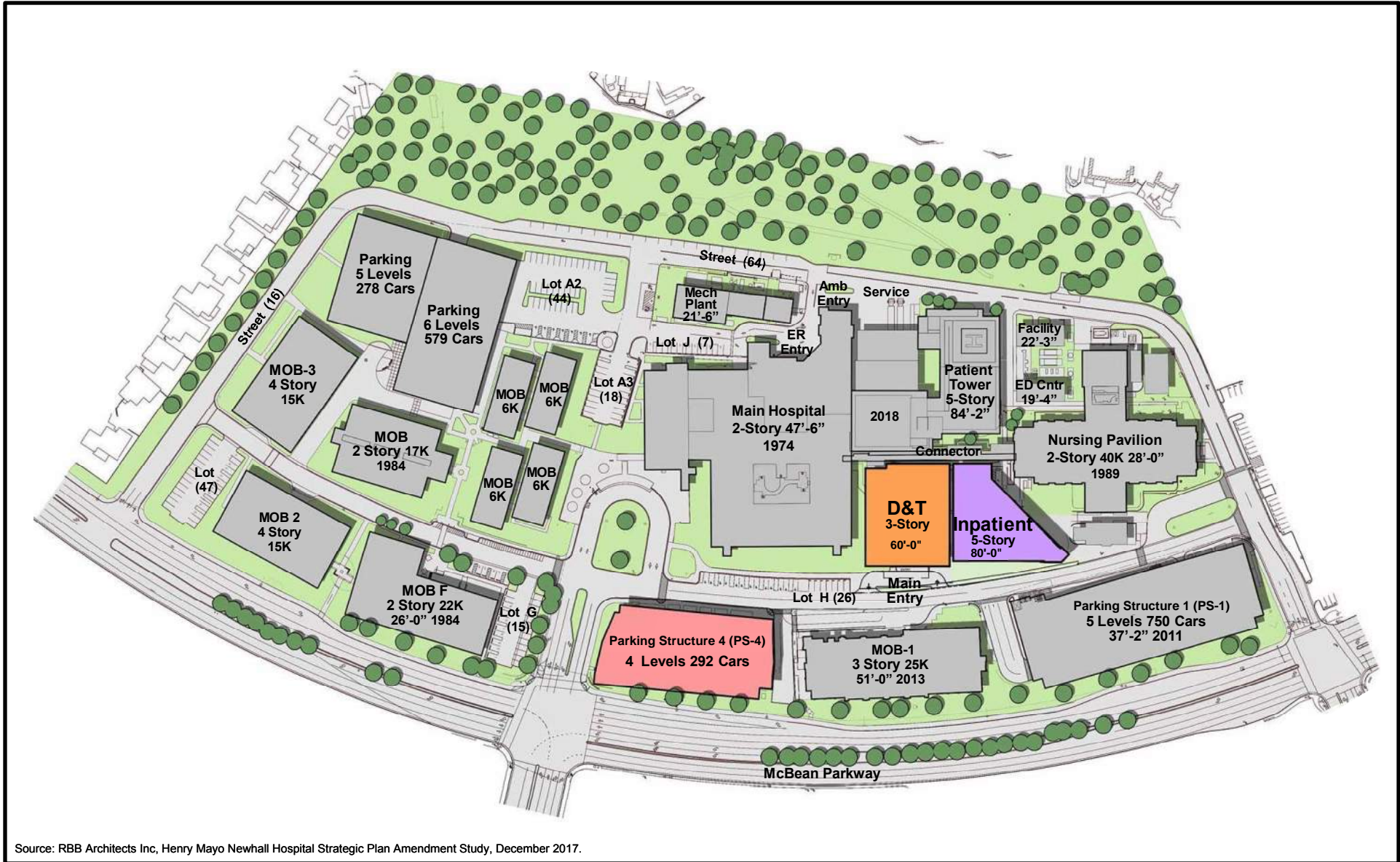


EXHIBIT B
HMNH Campus Vicinity Map



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

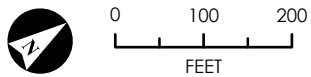


EXHIBIT C
Proposed Amendment to the 2008 Master Plan and 2016 Specific Plan