

VOLUME I OF II

DRAFT

Henry Mayo Newhall Hospital Specific Plan

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TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
VOLUME I	
1 INTRODUCTION.....	1-1
1.1 Intent and Purpose of Specific Plan.....	1-1
1.2 Organization of the Specific Plan.....	1-2
1.3 Background.....	1-3
1.4 Existing Setting.....	1-5
1.4.1 Project Location.....	1-5
1.4.2 Surrounding Uses.....	1-5
1.4.3 Site Characteristics.....	1-5
1.5 Authority.....	1-8
1.6 Relationship to the General Plan.....	1-8
1.7 Relationship to the Santa Clarita Municipal Code.....	1-9
1.8 Compliance with Other Laws and Regulations.....	1-9
1.8.1 Global Warming Solutions Act of 2006.....	1-9
1.9 Compliance with The California Environmental Quality Act.....	1-10
2 DEVELOPMENT PLAN.....	2-1
2.1 Introduction.....	2-1
2.2 Specific Plan Objectives.....	2-1
2.3 Site Plan.....	2-3
2.4 Circulation Plan.....	2-5
2.4.1 Introduction.....	2-5
2.4.2 Circulation and Access.....	2-6
2.4.3 Parking Plan.....	2-7
2.4.4 Helipad.....	2-9
2.5 Landscape Plan.....	2-10
3 INFRASTRUCTURE DEVELOPMENT PLAN.....	3-1
3.1 Introduction.....	3-1
3.2 Drainage/Water Quality.....	3-1
3.3 Water Service.....	3-2
3.4 Wastewater Service.....	3-2
3.5 Dry Utilities.....	3-3
3.5.1 Electricity.....	3-3
3.5.2 Natural Gas.....	3-3

<u>Section</u>	<u>Page No.</u>
4 DEVELOPMENT REGULATIONS.....	4-1
4.1 Introduction.....	4-1
4.2 Consistency with Adopted Plans	4-1
4.3 Relationship to the City’s Unified Development Code.....	4-1
4.4 Permitted Uses	4-1
4.5 General Site Development Regulations	4-2
4.6 Signage Regulations.....	4-3
4.6.1 Purpose.....	4-3
4.6.2 Signage Regulations.....	4-4
4.7 Fences and Walls	4-4
4.7.1 Purpose.....	4-4
4.7.2 Fence and Wall Regulations	4-4
4.8 Grading	4-4
5 DESIGN GUIDELINES.....	5-1
5.1 Purpose and Intent.....	5-1
5.2 Relationship to Citywide Design Guidelines	5-1
5.3 Site Planning	5-1
5.4 Architecture.....	5-2
5.4.1 Architectural Style	5-2
5.4.2 Height, Mass, and Scale.....	5-2
5.4.3 Signage.....	5-3
5.4.4 Fences and Walls	5-3
5.5 Landscape Guidelines	5-4
6 IMPLEMENTATION	6-1
6.1 Purpose and Intent.....	6-1
6.2 Implementation Procedures	6-1
6.3 Amendment Procedures	6-1
6.4 Financing.....	6-2

VOLUME II

APPENDICES

- A 2008 Master Plan and Amendments to the Master Plan
- B Development Agreement and Amendment to the Development Agreement
- C General Plan Consistency
- D Addendum to the Master Plan Environmental Impact Report (EIR)
- E Master Plan Sign Program

Page No.

FIGURES

1-1 Regional Map..... 1-11
1-2 Vicinity Map 1-13
1-3 Aerial Map 1-15
1-4 Existing Site Plan..... 1-17
1-5 Existing Circulation Plan 1-19
2-1 Site Plan 2-11
2-2 Circulation Plan 2-13
2-3 Landscape Plan 2-15
2-4 Tree Removal Plan..... 2-17
4-1 Building Height Zones..... 4-5

TABLES

1-1 Existing HMNH Campus Facilities and Uses..... 1-6
2-1 HMNH Buildout Development Program 2-4
2-2 Parking Count 2-8
4-1 Permitted Uses 4-2
4-2 Site Development Regulations..... 4-3

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CHAPTER 1 INTRODUCTION

1.1 INTENT AND PURPOSE OF SPECIFIC PLAN

The Henry Mayo Newhall Hospital (HMNH) Specific Plan (Specific Plan) codifies the development parameters of the 2008 Henry Mayo Newhall Memorial Hospital Master Plan (herein referred to as the “2008 Master Plan”; Appendix A) and provides a framework for future modifications to the 2008 Master Plan. The 2008 Master Plan, as amended, continues to exist independent of the Specific Plan. A Development Agreement covering the 2008 Master Plan area was approved by the City in December, 2008 (herein referred to as the “Development Agreement”; Appendix B). The Development Agreement will terminate in December 2023, unless extended. The Development Agreement, as amended, continues to exist independent of the Specific Plan. The Specific Plan contains development plans, infrastructure development plans, development regulations, design guidelines, and an implementation program for the HMNH campus. The purpose of the Specific Plan is to outline existing uses, including those approved in the 2008 Master Plan, as well as to address modifications to the HMNH campus. At this time modifications to the 2008 Master Plan are necessitated by 1) amendments to the California Building Standards Code that impose mandatory new requirements related to the design and construction of hospitals, and 2) the expansion of the Obstetric Services Unit through construction of two new Caesarean section rooms, in order to accommodate the growing need for obstetric services in the Santa Clarita Valley and better contract services from insurance providers, as described in detail in Section 1.3.

The intent of the Specific Plan is to guide the orderly growth and development of the hospital, medical office buildings and associated outpatient services to create a visually cohesive, operationally organized and successful campus that balances the needs for medical service expansion with the need to preserve the character of the neighborhoods that surround this regional institution.

The Specific Plan has been prepared in conjunction with a Zone Change and General Plan Amendment request to designate the site as Specific Plan (SP). The City of Santa Clarita Municipal and Unified Development Code (SCMC), Section 17.28.110, establishes provisions for the SP zone. The SP zone is intended to achieve the following purposes:

1. To promote and protect the public health, safety and welfare;
2. To implement the objectives and policies of the General Plan;
3. To safeguard and enhance environmental amenities, such as oak trees and ridgelines, and enhance the quality of development;

4. To attain the physical, social, and economic advantage resulting from comprehensive and orderly planned use of land resources;
5. To lessen congestion and assure convenience of access: to secure safety from fire, flood and other dangers; to provide for adequate light, air, sunlight and open space; to promote and encourage conservation of scarce resources; to facilitate the creation of a convenient, attractive and harmonious community; to attain a desirable balance of residential and employment opportunities; and to expedite the provision of adequate and essential public services;
6. To facilitate development within the City in accordance with the General Plan by permitting greater flexibility and, consequently, more creative and imaginative designs for large-scale development projects than generally are possible under conventional zoning regulations;
7. To promote more economical and efficient use of the land while providing a harmonious variety of housing choices and commercial and industrial activities, a high level of urban and public amenities and preservation of natural and scenic qualities of open space; and
8. In the case of a specific plan, to provide a process for initiation, review and regulation of large-scale comprehensively planned communities that afford the maximum flexibility to the developer within the context of an overall development program and specific, phased development plans coordinated with the provision of necessary public services and facilities.

This Specific Plan will achieve the purposes of the City’s SP zone, and will serve as the zoning code for the Specific Plan area (described more fully in Chapter 2).

1.2 ORGANIZATION OF THE SPECIFIC PLAN

Volume I of the Specific Plan is divided into six chapters. The content of each chapter is described below.

Chapter 1, Introduction, describes the intent, purpose, structure, and organization of the Specific Plan. The chapter also provides a background leading up to the preparation of this Specific Plan and describes the Specific Plan existing setting, including location, surrounding land uses, and site characteristics. In addition, the chapter discusses the Specific Plan authorization and addresses the relationship between the Specific Plan and the Santa Clarita General Plan, SCMC, and compliance with the California Environmental Quality Act (CEQA).

Chapter 2, Development Plan, identifies the Specific Plan objectives and development plans, including the site plan, parking plan, and landscape plan, which are not being modified from the

approved 2008 Master Plan except to facilitate minor adjustments to the approved square footage of the Inpatient Building. Each plan is described in detail in this chapter.

Chapter 3, Infrastructure Development Plan, describes the infrastructure and utilities needed to serve the Specific Plan area. Specifically, the chapter describes the backbone infrastructure systems (sewer, water, water quality, and storm drainage) and utilities (gas, electricity, etc.) needed to support the Specific Plan.

Chapter 4, Development Regulations, sets forth the site development standards, allowed land uses and permit requirements, permitted accessory uses, parking, signage restrictions, and other regulations.

Chapter 5, Design Guidelines, address design themes, site planning, and architectural themes within the Specific Plan.

Chapter 6, Specific Plan Implementation, describes the Specific Plan implementation procedures.

Volume II of the Specific Plan includes the following appendices supporting the Specific Plan: Appendix A, 2008 Master Plan and Amendments to the Master Plan; Appendix B, Development Agreement and Amendment to the Development Agreement; Appendix C, General Plan Consistency; Appendix D, Addendum to the Master Plan Environmental Impact Report (EIR); and Appendix E, Exterior Master Sign Program and Amendments.

1.3 BACKGROUND

The HMNH has been operational for 40 years. It has served as the Santa Clarita Valley's only major regional medical center and operates the only 24-hour Emergency Department and trauma service in the Santa Clarita Valley. The hospital was originally permitted under Los Angeles County jurisdiction in 1971, prior to the City's incorporation in December 1987. Upon adoption of the City's first General Plan in 1991 and subsequent Unified Development Code in 1992, the HMNH campus received a General Plan and zoning designation of Residential Low (RL). At the time the City did not have an institutional land use designation; therefore, land uses such as schools, fire stations, and hospitals were designated a residential land use when located in residential areas.

Since the original approval of the hospital under Los Angeles County jurisdiction, there have been several entitlement requests for alterations and expansions to the original hospital facility, which have received subsequent approvals by both Los Angeles County and the City. Most recently in 2008, the City approved a 15-year Master Plan and Development Agreement that would guide the future expansion of the campus facilities as the medical care needs of the Santa Clarita Valley continue to grow. Prior to approval of the implementation of the 2008 Master Plan and Development Agreement, the HMNH campus contained 340,071 square feet of hospital and medical office space and 221 hospital beds in a total of 11 buildings.

2008 Master Plan and Development Agreement

The 2008 Master Plan and Development Agreement ensured that future expansions would not be considered in piecemeal fashion, but rather as part of a comprehensive plan that looks ahead to the ultimate build-out of the campus. The Master Plan and Development Agreement approved an increase in the existing square footage of the HMNH campus from 340,071 square feet to 667,434 square feet, including a new inpatient hospital building, three medical buildings and a new central plant building and parking structures. The conditions and requirements of the Master Plan and Development Agreement are found in Appendix A, 2008 Master Plan and Amendments and Appendix B, Development Agreement and Amendments, to this Specific Plan. These documents continue to be in effect, as amended.

HMNH Specific Plan

In 2011, the City adopted a General Plan Update, which resulted in a change in land use designation for the HMNH campus from RL to Public Institutional (PI). In 2013, the City adopted a Zoning Code Update, which resulted in the hospital campus being rezoned to PI. Subsequent to approval of the Master Plan, the California Building Standards Code (CBC) was amended to impose mandatory new requirements related to the design and construction of hospitals. Compliance with the new regulations requires an increase in the square footage of the approved Inpatient Building to increase the number and width of exiting corridors between departments (CBC Section 1224.4.7.1), provide two separate elevators for clean items delivered and soiled items hauled (CBC Section 1224.20.2.7), and a dedicated corridor between food storage areas and the kitchen (CBC Section 1224.20.2.1). The Hospital also seeks to enlarge its Obstetric Services Unit in order to better contract services from insurance providers. This involves an increase in square footage in order to allow construction of two new Caesarean Section rooms in the area between the existing Hospital and the Inpatient Building. In order to modify the development parameters of the 2008 Master Plan to implement the mandatory new California Building Standards Code requirements and permit the expanded obstetric services, it was determined that a Specific Plan was needed to outline existing uses, future uses approved under the Master Plan, and the proposed modifications to the development parameters of the 2008 Master Plan, and provide a cohesive set of standards and guidelines for how the proposed Specific Plan modifications would occur on the hospital campus.

The Specific Plan proposes to increase the allowable hospital space on the site (not including parking structures) by 30,566 net square feet from what was approved in the 2008 Master Plan and Development Agreement, to an ultimate buildout of 698,000 square feet for the entire Specific Plan area, resulting from a 36,966-square-foot increase to the Inpatient Building and a 6,400-square-foot reduction in the Central Plant, as described in detail in Chapter 2 (Development Plan). Under the Specific Plan, no increases in programs, employees, building

heights, or square footage allocated to administration uses would occur. A shifting of hospital beds will occur from what was conceptually approved in the 2008 Master Plan, as described in Chapter 2 (Development Plan); however, the total number of beds (368) will not change. The Specific Plan would facilitate the implementation of the development parameters of the Master Plan as amended, along with the Development Agreement as amended, currently having a 15-year life expiring in 2023, unless modified.

1.4 EXISTING SETTING

1.4.1 Project Location

The HMNH Specific Plan area (plan area) encompasses approximately 29.77 acres of land generally located north of the intersection of McBean Parkway and Orchard Village Road, east of Interstate 5 (I-5) in the City of Santa Clarita; see Figure 1-1, Regional Map. The plan area is coterminous with the existing HMNH campus located on McBean Parkway at the northern terminus of Orchard Village Road; see Figure 1-2, Vicinity Map.

1.4.2 Surrounding Uses

The areas adjacent to the plan area include the following uses:

- North: Land uses consist of single- and multiple-family residences zoned Urban Residential (UR4) and (UR1), open space zoned Open Space (OS), medical office buildings zoned Public Institutional (PI), and the Sunrise at Sterling Canyon facility, a senior living facility that provides independent living, assisted living, and hospice care.
- South and east: Land uses consist primarily of single-family residences zoned Urban Residential (UR2), and the United Methodist Church is located on the opposite side of McBean Parkway. Residential uses immediately east and southeast of HMNH were developed in 1969.
- West: Land uses consist primarily of single-family residences zoned Urban Residential (UR1) and an open space area zoned Open Space (OS). The residential uses immediately west of HMNH were developed in 1978.

1.4.3 Site Characteristics

Currently, the hospital campus occupies 432,543 square feet of building area including two areas currently under construction at the time the Specific Plan was prepared, comprising 223,958 square feet of hospital and related uses, 24,425 square feet of support facilities, and 184,160 square feet of medical offices (see Table 1-1, Existing HMNH Facilities and Uses). This table presents the square footage of the various buildings, bed count, and building height.

Table 1-1
Existing HMNH Campus Facilities and Uses

Use	Existing Facilities (square feet)	Hospital Beds	Building Height (feet)
<i>Hospital and Related Uses</i>			
Main Hospital	146,000	136	44
Main Hospital Basement	5,286	—	—
Nursing Pavilion Building	63,800	100	28
Loading Dock (Under Construction per 2008 Master Plan)	8,872		16
<i>Subtotal Hospital and Related Uses</i>	<i>223,958</i>	—	—
<i>Support Facilities Uses</i>			
Hospital Bridge (covered walkway)	9,122	—	—
Mechanical Plant	8,585	—	22
Facilities Building (warehouse)	2,384	—	22
Facilities Building (office)	734	—	22
Central Plant (Under Construction per 2008 Master Plan)	3,600		16.3
<i>Subtotal Support Facilities Uses</i>	<i>24,425</i>	—	—
<i>Medical Office Buildings (MOB)</i>			
MOB A	5,302	—	18
MOB B	5,302	—	18
MOB C	5,302	—	18
MOB D	5,302	—	18
MOB E	31,040	—	29
MOB F	43,912	—	33
MOB 1 (Built per 2008 Master Plan)	80,000	—	45.5
Foundation & Administrative Office Building	8,000	—	12
<i>Subtotal Medical Office Buildings</i>	<i>184,160</i>	—	—
Total	432,543	236	—
Site Acreage	29.77	—	—

As shown in Table 1-1, the 80,000-square-foot MOB 1 has been built per the 2008 Master Plan. Additionally, the 8,872-square-foot Loading Dock and 3,600-square-foot Central Plant are under construction, per the 2008 Master Plan, at the time of preparation of this Specific Plan. The 3,600-square-foot Central Plant represents a 6,400-square-foot reduction from that approved in the 2008 Master Plan. The reason for this reduction is that a portion of the Central Plant services will be located in the basement of the Inpatient Building. The 8,000-square-foot former Foundation & Administrative Office Building will be removed when MOB 3 is constructed, to accommodate the development of MOB 3.

Figure 1-3, Aerial Map, provides an aerial view of the existing hospital campus. The existing hospital campus is illustrated in Figure 1-4, Existing Site Plan. The plan area is oriented in a northwest/southeast configuration with the west, northwest, and north orientation along the site's back boundary and the east, southeast, and south orientation along the site's boundary along McBean Parkway.

Site Coverage and Building Heights

As shown on Figure 1-4, the Main Hospital building is located in the center of the campus and is connected to the Nursing Pavilion Building, located in the northeastern portion of the site, by an enclosed bridge. Adjacent to the Nursing Pavilion Building are several smaller buildings, including the Central Plant, Facility Office, and Disaster Supply Storage Building. MOB 1, PS 1, and PS 4 are located across the internal driveway from the Main Hospital and Nursing Pavilion buildings, and front on McBean Parkway. MOB A, MOB B, MOB C, MOB D, MOB E, MOB F, and the former Foundation and Administration Office Building are located in the western portion of the site, along with several surface parking lots. All of the buildings on the campus, excluding parking structures, are three stories in height; MOB 1 is the tallest existing building on the campus, excluding parking structures, at a height of 45.5 feet.

Parking

On-site parking currently includes both surface parking and structured parking, as shown on Figure 1-4, Existing Site Plan. The existing on-site parking supply for the HMNH campus totals 1,658 spaces, consisting of 1,102 spaces in parking structures, 523 surface parking spaces in parking lots, and 33 parallel parking spaces along the internal roadways of the site.

The campus currently provides two parking structures. PS 1 and PS 4 are located along McBean Parkway. PS 1 is a six-level, 750-space parking structure (five levels aboveground with one subterranean level), located along McBean Parkway at Avenida Navarre. From the street view, the parking structure is four levels. The height of the parking structure is 47 feet to the top of the parapet, 49.5 feet to the top of the parking lot lights, and 60.5 feet to the top of the windsock, and it includes rooftop parking and a helipad. PS 4 is a four-level (three subterranean levels and one surface level), 352-space parking structure along McBean Parkway at its northeast intersection with Orchard Village Road.

Site Access and Circulation

Access to the plan area is currently provided via three driveways located along McBean Parkway, as shown on Figure 1-5, Existing Circulation Plan. Two locations are currently controlled by traffic signals at Orchard Village Road and Avenida Navarre. A third unsignalized

driveway is located just east of the westerly property line and allows both right and left turns onto and from McBean Parkway.

Helipad

There is currently a helipad located on the roof of PS 1 along McBean Parkway. HMNH does not own a helicopter, nor do any helicopters reside at HMNH. Use of the helipad is for incoming flights for trauma and other transfers to HMNH and departing flights for specialty care, such as advanced neonatal intensive-care unit and seriously ill pediatric patients.

Existing General Plan and Zoning Designations

The plan area is currently designated PI (Public/Institutional) on both the City’s General Plan Map and Zoning Map. This General Plan and zoning designation is intended for various types of public or/and community-serving facilities owned and operated by public agencies, special districts, nonprofit organizations, and other entities. Allowable uses include civic and governmental offices, public works yards, public or private schools, libraries, day-care centers, airports, hospitals and supporting medical facilities, museums, fire stations, police stations, landfills, and prisons.

1.5 AUTHORITY

The Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. The California Government Code authorizes jurisdictions to adopt specific plans by resolution as policy documents or by ordinance as regulatory documents. The law allows preparation of specific plans, as may be required for the systematic execution of the General Plan and further allows for their adoption and amendment.

The Specific Plan is regulatory in nature and will serve as the zoning code for the Specific Plan site. The Specific Plan is prepared in accordance with SCMC, Section 17.28.110, Specific Plan Zone. Section 17.28.110 includes adoption procedures, as well as requirements for specific plans to include use regulations, development regulations, performance standards, and amendment procedures. Development plans and other entitlement requests processed in conjunction with the Specific Plan must be consistent with both the Specific Plan and the City’s General Plan.

1.6 RELATIONSHIP TO THE GENERAL PLAN

The Specific Plan implements the goals and policies of the City’s General Plan. Appendix C contains an analysis of the Specific Plan’s consistency with the City’s General Plan. This analysis confirms that adoption of the Specific Plan is consistent with the General Plan.

1.7 RELATIONSHIP TO THE SANTA CLARITA MUNICIPAL CODE

The Specific Plan, including all attachments, will be incorporated into the SCMC and provide the allowable land uses, development regulations, design guidelines, and implementation procedures for the property within the boundary of the Specific Plan.

The regulations contained within the Specific Plan are in addition to those set forth in the planning, zoning, and subdivision provisions of the SCMC and do not convey any rights not otherwise granted under the provisions and procedures contained in the SCMC or other ordinances, except as specifically provided for herein. Whenever the Specific Plan contains provisions that establish regulations, including intensities, heights, parking, signage, open space, and landscaping requirements, which are different from or more restrictive or permissive than would be allowed pursuant to the provisions of the SCMC, the Specific Plan shall prevail and supersede the applicable provisions of the SCMC.

1.8 COMPLIANCE WITH OTHER LAWS AND REGULATIONS

1.8.1 Global Warming Solutions Act of 2006

In 2006, the California Legislature enacted the California Global Warming Solutions Act of 2006. Also known as Assembly Bill (AB) 32, the law designates the California Air Resources Board (CARB) as the state agency responsible for monitoring and regulating sources of greenhouse gas (GHG) emissions and for devising rules and regulations that will achieve the maximum technologically feasible and cost-effective GHG emissions reductions. Specifically, the law seeks to achieve a reduction in statewide GHG emissions to 1990 levels by 2020, and sets forth a timeline for the adoption of measures to evaluate and reduce GHG emissions across all source categories. Significant among the actions included in the timeline are the requirements that CARB: (a) adopt regulations, to be enforced by January 1, 2010, to implement “early action measures” to reduce GHG emissions; and (b) adopt additional regulations, effective January 1, 2012, to achieve the GHG emissions reduction goals established by the new law.

The City adopted a Climate Action Plan (CAP) in August 2012. The purpose of the CAP is to measure the amount of greenhouse gas emissions generated within the City and to develop strategies to reduce the emissions in the future. Using the goals, objectives and policies of the General Plan as a starting point, the CAP identifies those measures that can be quantified and translated into significant reductions in the greenhouse gas emissions by the year 2020.

The Specific Plan allows for nominal increases in square footage beyond what was approved under the 2008 Master Plan. Appendix D of this Specific Plan provides the Addendum to the 2008 Master Plan EIR, which describes the project’s impacts on global climate change. Implementation of the Specific Plan would not cause the effects of on-site GHG emissions or

energy emissions to become significant, nor would effects of mobile emissions be substantially more severe because there would be little or no increase in traffic generation. The Specific Plan and EIR Addendum also address energy, water, water quality, and landscaping components to ensure overall efficiency and conservation.

1.9 COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

On November 19, 2008, the City of Santa Clarita certified the Master Plan EIR (State Clearinghouse no. 2004111149) for the 2008 Master Plan and Development Agreement Project. The City has determined that the proposed modifications occurring to the 2008 Master Plan and Development Agreement under this Specific Plan require an Addendum to the Master Plan EIR. The City has analyzed the potential environmental effects of the Specific Plan and associated project approvals in accordance with CEQA and the CEQA Guidelines. Based on Section 15164 of the CEQA Guidelines, which governs the preparation of an addendum, the City has determined that an addendum is appropriate because no new significant environmental effects would occur, nor would the severity of effects previously identified as significant substantially increase, nor would any other condition set forth in Section 15162 occur. The Addendum must be approved by the City Council prior to taking action on the Specific Plan. The Addendum to the 2008 Master Plan EIR is included as Appendix D.



SOURCE: Shaded Relief

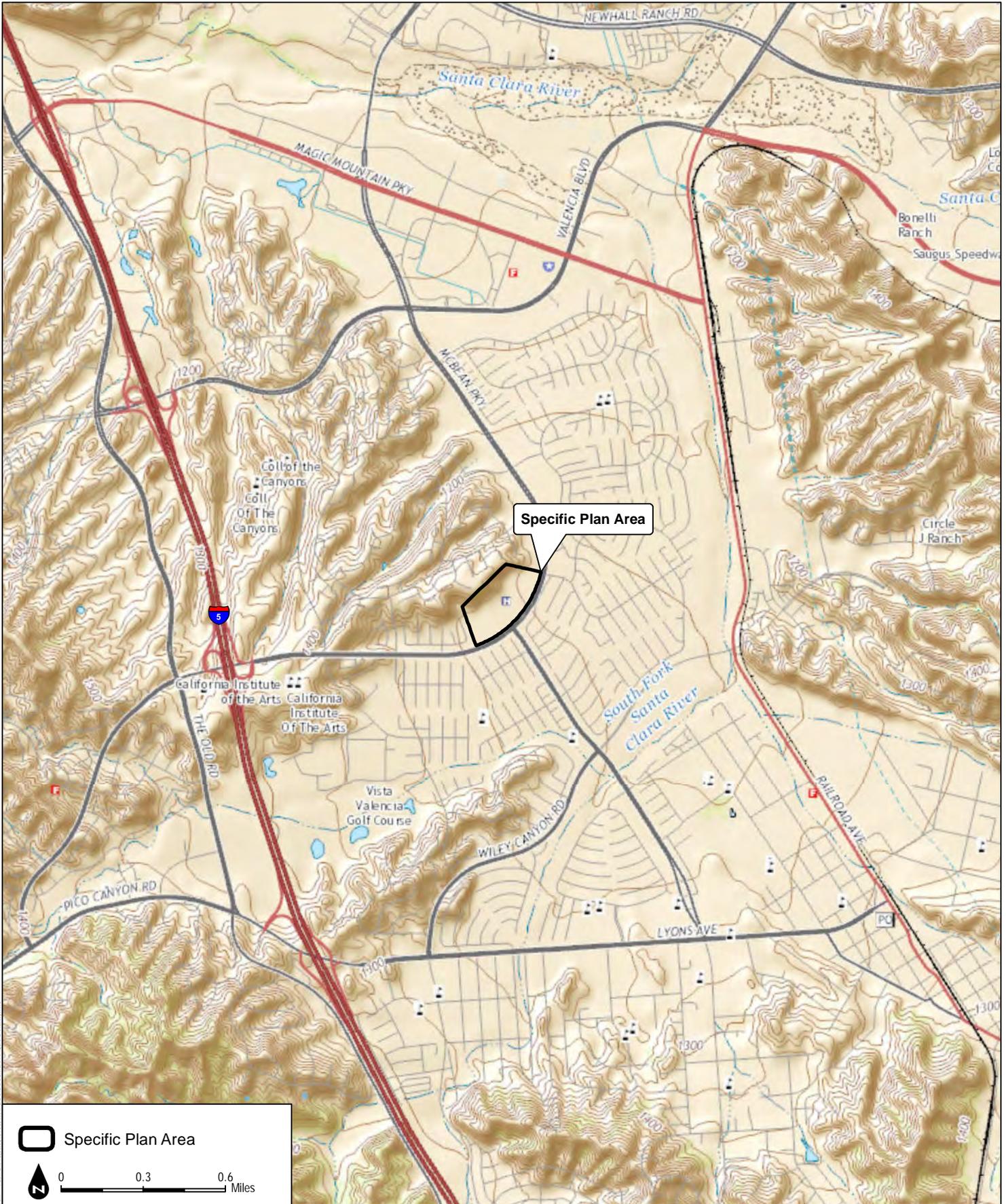
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Henry Mayo Newhall Hospital Specific Plan

FIGURE 1-1
Regional Map

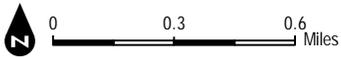
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Specific Plan Area

Specific Plan Area



SOURCE: USGS National Map 7.5 Minute Topo Series Newhall Quadrangle

FIGURE 1-2
Vicinity Map

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Henry Mayo Newhall Hospital Specific Plan

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SOURCE: Los Angeles County 2014

Henry Mayo Newhall Hospital Specific Plan

 Specific Plan Area

FIGURE 1-3
Aerial Map

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