



Planning Commission Staff Report

August 5, 2010

Project: Catholic Healthcare West Medical Office Building Design Review and Uniform Sign Program

Request: Design Review and Uniform Sign Program for development of a 65,000 square foot medical office building, including review of site plan, architecture, landscaping, and signage.

File: EG-10-036

Location: South of Elk Grove Boulevard, on the western side of the future extension of Wymark Drive, north of Civic Center Drive.

APN: 132-2120-006, -008

Planner: Jessica Shalamunec

App. Accepted: June 4, 2010

OWNER:

Panattoni Construction Inc.
Mr. Steve Soderberg
8775 Folsom Boulevard
Sacramento, CA 95826

APPLICANT:

Catholic Healthcare West
Mr. Karl Silberstein
3400 Data Drive
Rancho Cordova, CA 95670

Staff Recommendation

Staff recommends the Planning Commission find the project exempt from the California Environmental Quality Act and approve the Design Review and Uniform Sign Programs for the Catholic Healthcare West Medical Office Building project (EG-10-036), subject to the findings and conditions of approval in the attached Resolution.

Project Description

The project includes a Design Review and Uniform Sign Program for the development and construction of a 65,000 square foot, three story medical office building for Catholic Healthcare West. The Design Review request includes review of the proposed site layout, landscape plan, grading, lighting, and other site amenities such as bike rack placement. The site plan also incorporates the use of Photovoltaic Parking Structures, to supply energy through solar collection for the building. The Uniform Sign Program includes requests for building-mounted signs, directional signs, and monument signs. Figure 1 shows the proposed site layout; Figure 2 provides the northern building elevation. Additional exhibits are included throughout the staff report and in Attachment A.

Figure 1. Proposed Site Plan

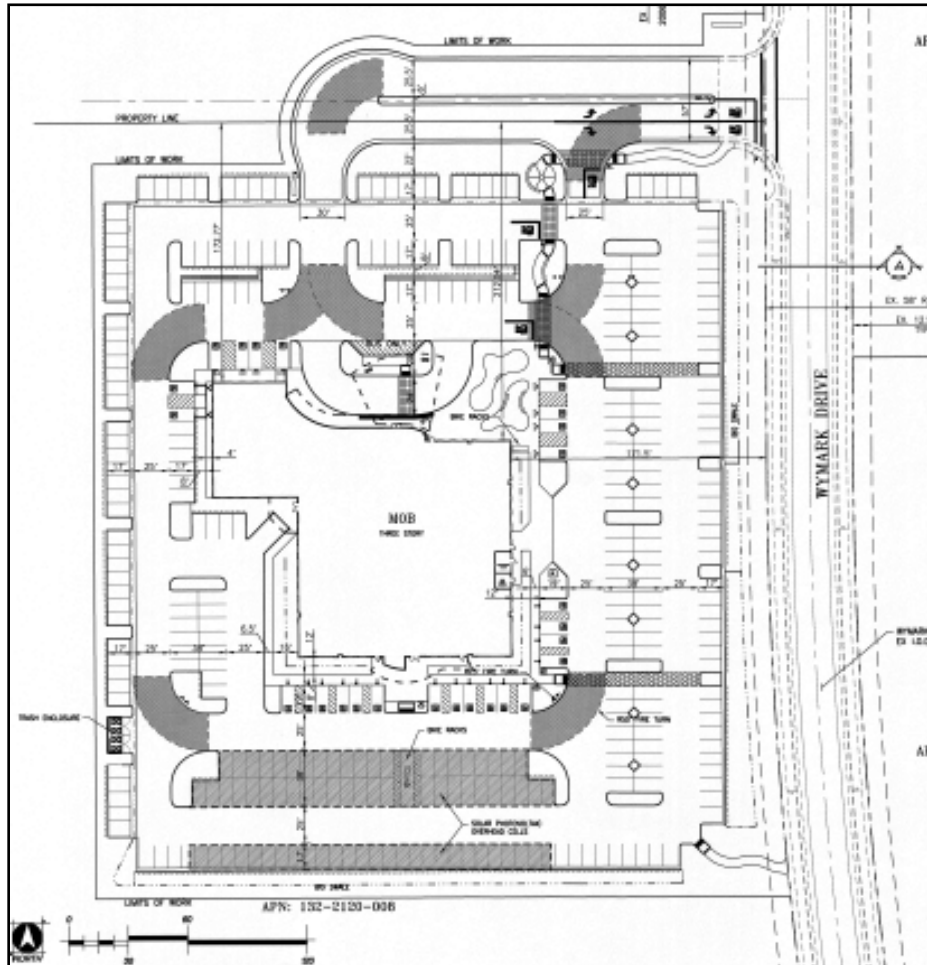


Figure 2. Northern Building Elevation



Setting

The project site is located in the Laguna Ridge Specific Plan, specifically in the area known as the Laguna Ridge Town Center. The site is located along the future extension of Wymark Drive, about equidistant between Elk Grove Boulevard and Civic Center Drive, as shown in **Figure 3**. All properties surrounding the site are vacant and are designated for high density residential and commercial uses, as shown in **Figure 4**. Existing and developing single family residential uses are further south of the site, south of Civic Center Drive.

Figure 3. Location Map

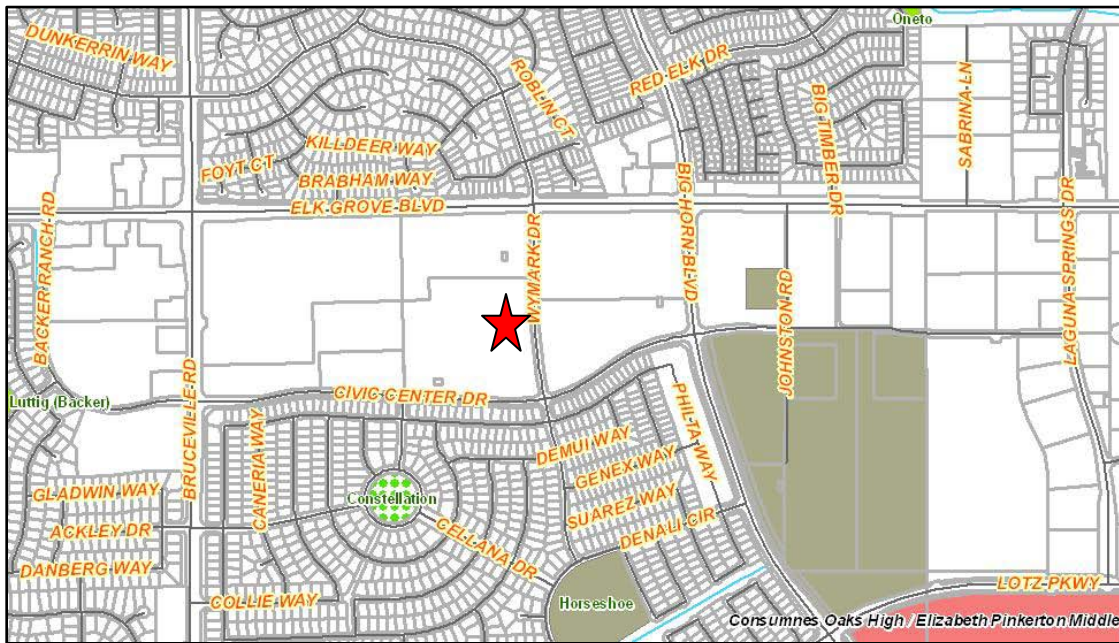


Figure 4. Surrounding Zoning Designations



Analysis

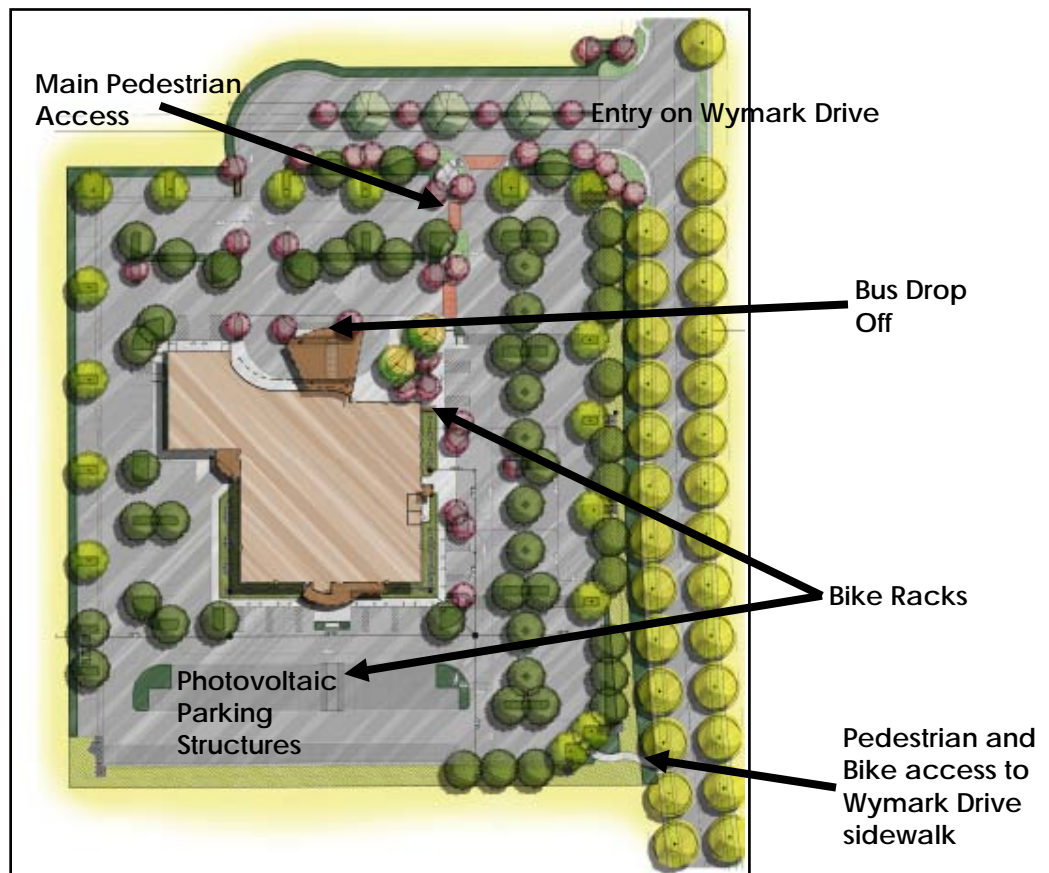
Design Review

Site Layout

The Catholic Healthcare West Medical Office Building project includes development of a three-story 65,000 square foot medical office building on a 5.5 acre portion of a 17 acre parcel within the Laguna Ridge Town Center. As shown in **Figure 5**, the main vehicular and pedestrian entry into the site is along the northern project boundary, from Wymark Drive. A bus drop off for small scale e-tran vehicles is provided near the main building entry, centrally located along the northern building elevation. Bike racks are provided at the northeastern corner of the building as well as in the southern parking area. The project proposes the use of photovoltaic parking structures, similar to traditional carports, to be located over approximately 75 parking spaces. The applicant has incorporated covered parking within the project because is more efficient as a parking lot shade structure, provides areas where people can get in and out of their automobile conveniently during inclement weather, is safer after hours as the area under the cover is lit brighter than the surrounding parking lot, and, with the solar collector roof panels, can help offset the use of electricity.

Pedestrian access pathways are located off the main vehicular entry point and in two places on the eastern side of the building. These pathways are delineated by stamped concrete, which differentiates them from vehicle drive aisles. An access point from the site onto the Wymark Drive sidewalk is provided at the southeastern corner of the site.

Figure 5. Preliminary Landscape Plan



The proposed medical office building development meets the applicable development standards for setbacks, building height, landscaping, lighting, parking, and signage established for the SC zone in Title 23 of the Municipal Code. **Table 1** presents a summary of how of the proposed project meets the applicable development standards.

Table 1: Conformity with Development Standards

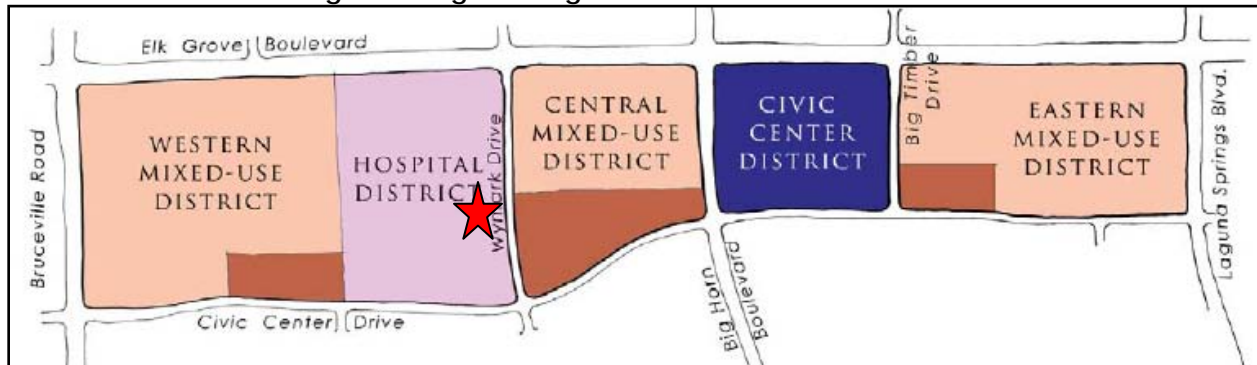
	Zoning Code Requirement	Proposed Project	Complies?
Setbacks	Front and Street Side = 25' Interior = 0'	The proposed building is setback well over 25' from any property lines.	Yes
Building Height	40' or equal to building setback not to exceed 150' 3 stories	The building is 58' tall at its highest point and is set back well over 58' from any property line. It is 3 stories.	Yes
Landscaping	Provide adequate landscaping throughout the parking area for shade and break up of parking per Chapter 23.54 as applicable.	The preliminary landscape plan was reviewed and meets all applicable provisions of Chapter 23.54.	Yes
Lighting	Provide adequate lighting throughout the site per Chapter 23.56 as applicable	The proposed project provides illumination of parking areas in compliance with these standards. Parking lot light poles are approximately 28' in height, installed with downward shielding, and are in compliance with the standards.	Yes
Parking	1 vehicle space/250 square feet 1 bike space/25 parking stalls	The proposed project provides 341 parking stalls, which is 68 spaces more than required. Two bike racks, which will house over 10 bikes are provided onsite.	Yes
Signage	Uniform sign program to establish criteria for building-mounted signs, freestanding signs.	A Uniform Sign Program is included in the request.	Yes

Architecture

The City-wide Design Guidelines for non-residential development and the Laguna Ridge Town Center Design Guidelines establish design guidelines for the architectural review of the proposed medical office building.

The Laguna Ridge Town Center Design Guidelines were approved in June 2008 with the purpose of establishing design criteria for features such as massing, scale, proportion, landscaping, and vehicular and pedestrian circulation. The Laguna Ridge Town Center, shown in Figure 6, is expected to be the heart of the Laguna Ridge Specific Plan, encompassing a mixed-use, pedestrian friendly blend that may include shopping, restaurants, personal services, health club facilities, hospitality, office, high density housing, a hospital, and the City's Civic Center.

Figure 6. Laguna Ridge Town Center Land Use Plan



As shown in Figure 2 above and as illustrated in the exhibits in Attachment A, building architecture is contemporary in nature, using varying materials to create visual interest. The proposed medical office building is located within the Hospital District of the Town Center however; the viability of development of a hospital is unknown at this time and not currently under consideration. The main portion of the building will be constructed as a concrete tilt up employing two different colors on all four elevations. Glass and metal framing are also components of the architectural style. The Town Center Design Guidelines identifies landscaping, pedestrian nodes, and shared vehicular access for the Hospital District. However, as the proposed project is not representative of full build out, district standards will apply to future design review applications. The proposed medical office building incorporates landscaping and pedestrian access when possible and provides high quality design. Therefore, the project is consistent with these standards.

Uniform Sign Program

The purpose of a Uniform Sign Program is to integrate a project's signs with the design of the structure to achieve a unified architectural statement. The Uniform Sign Program is not intended to provide exemptions from the Municipal Code but does allow for deviations to attain design compatibility. The requirements for deviations included in a Uniform Sign Program are described in Section 23.62.070 (B) (4) of Chapter 23.62 of Title 23. The Uniform Sign Program for the proposed medical office building includes:

Building-attached Signage

Building Sign Type 1: Building Identification, proposed on all four building sides, consisting of the corporate logo and name for Catholic Healthcare West. Each individual sign is approximately 29 square feet.

Building Sign Type 2: Identification of service area (i.e. Urgent Care), proposed on the three elevations in six locations. Each individual sign is not yet specifically identified but, will not exceed 12 square feet. These signs will consist of individual channel letters.

Monument Sign

Monument sign is a 9 feet in height, 12' 6" in width and is located at the project's northern entry driveway on Wymark Drive. The sign area is 54 square feet. Internally illuminated, lettering visible only.

Directory Signs

Directional Pylon: There is one direction pylon proposed, located at the terminus of the entry drive into the parking lot area. This sign is 6 feet in height, with a 2 foot base and 22

square foot sign area. This purpose of this sign is to direct vehicle traffic to the patient drop off area.

Directional Panel: There are four directional panels proposed, roughly located at each corner of the building. These signs are each 4 feet in height, with a 1'4" base and 10 square foot sign area. The purpose of these signs are to direct foot traffic into the proper service area of the building.

Table 2 provides a summary of the Title 23 standards for signs on this type of building and the proposed Uniform Sign Programs deviations from these standards.

Table 2: Conformity with Sign Standards

Sign Type	Max. # permitted	Max Area	Max Height	Min. Setback from ROW	Complies?
Building Signs	1	1:1/50 sf max	Roofline	N/A	Exceeds total # and square footage
Freestanding Signs, standalone project	1	25 sf.	10 ft.	10 ft	Mets all standards except maximum area
Per Section 23.62.090 of Chapter 23.62, directional signs are allowed in nonresidential zones up to 36 square feet. There are no specific limitations of directional signs.					Yes

As currently proposed, the northern elevation will have 65 square feet of building-mounted signage while all other elevations will have approximately 41 square feet of building-mounted signage.

The deviations from sign standards requested within this Uniform Sign Program include the overall number of building-mounted signs and square footage, and the overall square footage for the entry monument sign. Section 23.62.070 (B)(4) specifically indicates these types of deviations are allowed so long as satisfactory justification is provided and that the additional signage furthers the design compatibility of the project as opposed to detracting from it.

As proposed, each building elevation is generally 46 feet in height, spanning an average length of 170 feet, creating an approximate 7,800 square foot building plane. While the various building materials and colors serve to provoke visual interest, the proposed building-mounted signage will add to the architectural style of the building. To the contrary, building-mounted signage consistent with the standards in Table 2 (1 sign, no more than 50 square feet) would likely be oddly sized and detract from the building's attractiveness. The monument signage being proposed is consistent with the overall building materials and contemporary style of the proposed building. The sign does not exceed the height limit rather; the additional sign face is a result of additional width. This is necessary to accommodate the visibility of the sign needed to direct visitors to the site.

Given the size of the building and the nature of services provided within it, staff determined that the deviations included in the Uniform Sign Program were justified. The additional signage serves to create a sense of identification and sense of place for both patients and employees.

Environmental Analysis

The project is exempt from CEQA per Section 15183 (Projects Consistent with General Plan or Zoning) of Title 14 of the California Code of Regulations because it is consistent with the Laguna

Ridge Specific Plan EIR (SCH 2000082139) and the Laguna Ridge Specific Plan Subsequent EIR (SCH 2007082169), both of which have been previously certified. Staff reviewed the proposed project and did not find any evidence that special circumstances exist that would create a reasonable possibility that the proposed project will have a significant adverse effect on the environment. Therefore, the proposed project qualifies for the exemption under CEQA Guidelines Section 15183.

Summary

Staff has analyzed the proposed Design Review and Uniform Sign Program and determined that the project is consistent with all applicable development standards. Based on this determination as supported by the analysis above, staff recommends approval of the proposed project.

Recommended Motion

Should the Planning Commission agree with staff's recommendation, the following motion is suggested:

"I move that the Planning Commission adopt a Resolution finding the Catholic Healthcare West Medical Office Building project exempt from CEQA and approving the Design Review and Uniform Sign Program (EG-10-036) subject to the findings and conditions of approval in the Resolutions."

Findings

CEQA

Finding: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15183 of Title 14 of the California Code of Regulations.

Evidence: The project is exempt from CEQA per CEQA Guidelines Section 15183 (Projects Consistent with General Plan or Zoning) because it is consistent with the Laguna Ridge Specific Plan EIR (SCH 2000082139) and the Laguna Ridge Specific Plan Subsequent EIR (SCH 2007082169), both of which have been previously certified. The proposed project was reviewed and no evidence was found that special circumstances exist that would create a reasonable possibility that the proposed project will have a significant adverse effect on the environment. Therefore, the proposed project qualifies for the exemption under CEQA Section 15183.

GENERAL PLAN

Finding: The project is consistent with the goals and policies of the Elk Grove General Plan.

Evidence: The General Plan identifies the site as being located within the Laguna Ridge Specific Plan Town Center area. The project site is identified as Commercial and medical office buildings are allowed by right in the Commercial designation. The project is consistent with the goals and policies of the General Plan as well as those development policies and standards established by the Laguna Ridge Specific Plan.

DESIGN REVIEW

Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, the City-wide Design Guidelines, and Laguna Ridge Town Center Design Guidelines.

Evidence: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, and Design Guidelines, and it is concluded that the project's architecture and site planning meet all applicable design requirements. The design of the proposed building takes into account the scale, style, and establishes a high quality architectural vernacular for the surrounding area, and meets high aesthetic and design integrity standards. The proposed elevations utilize a contemporary color scheme and building materials to achieve a modern design. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed site plan and building elevations provide all design elements required by the Town Center Design Guidelines and the Laguna Ridge Specific Plan, including detailing of the landscaping and pedestrian amenities, providing sufficient pedestrian connectivity, and application of a visually interesting color and materials palette throughout the project. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

Finding: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The proposed medical office building will establish high quality design criteria for future development of the adjoining and nearby properties within the Town Center. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed site layout of the medical office building has been reviewed in accordance with the Zoning Code and Town Center Design Guidelines and safely incorporates access points into the project for vehicles, bicyclists, and pedestrians. Conflicts amongst these users are not anticipated.

UNIFORM SIGN PROGRAM

Finding: The Applicant's Uniform Sign Program is consistent with the standards and policies established within the City's Zoning Code and Elk Grove Design Guidelines. The proposed deviations from these standards included in the Uniform Sign Program are justified and do not detract from the overall design compatibility of the development.

Evidence: The proposed Uniform Sign Program is substantially consistent with the Zoning Code standards for signs. Deviations included in the Sign Program are deemed justified given the overall size of the proposed office building. The proposed signage will increase the overall visual interest of the project and will help create a sense of place for users and employees of the medical office building. Deviations as proposed will not detract from the design compatibility of the project.

Attachments

A. Resolutions, Project Exhibits, and Conditions of Approval

RESOLUTION NO.

August 5, 2010

**A RESOLUTION OF THE CITY OF ELK GROVE PLANNING COMMISSION FINDING THE
CATHOLIC HEALTHCARE WEST MEDICAL OFFICE BUILDING DESIGN REVIEW AND
UNIFORM SIGN PROGRAM (EG-10-036) EXEMPT FROM CEQA PURSUANT TO CEQA
GUIDELINES SECTION 15183**

WHEREAS, Development Services – Planning of the City of Elk Grove received an application on June 4, 2010, from Panattoni Construction Incorporated requesting approval of a Design Review and Uniform Sign Program for the Catholic Healthcare West Medical Office Building; and

WHEREAS, the proposed project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APNs: 132-2120-006, -008; and

WHEREAS, Planning has considered the project request pursuant to the Elk Grove Zoning Code, and all other applicable state and local regulations; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 5, 2010 as required by law to consider all of the information presented by staff, information presented by the project proponent, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Elk Grove finds no the project exempt from further CEQA review pursuant to CEQA Guidelines Section 15183 based on the following finding:

CEQA

Finding: The proposed project includes a Design Review and Uniform Sign Program for the Catholic Healthcare West Medical Office Building, an office project that is consistent with the previously approved Laguna Ridge Specific Plan project (EG-00-062) for which an Environmental Impact Report has been previously certified. Additionally, the project is consistent with the Laguna Ridge Specific Plan Subsequent EIR, which has also been previously certified. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, no further environmental review is required.

Evidence: The Laguna Ridge Specific Plan Environmental Impact Report was certified by the City Council in June 2004. The Laguna Ridge Specific Plan Subsequent EIR was certified by the City Council in June 2008. Both of these EIRs adequately addressed environmental issues related to the development of the Catholic Healthcare West project site, which conforms to the approved Specific Plan. No new environmental impacts beyond those that were previously disclosed and analyzed in the Laguna Ridge Specific Plan EIR and Subsequent EIR will result from the proposed project. The project is subject to the Laguna Ridge Mitigation Monitoring and Reporting Program. Therefore, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, no further environmental review is required.

The foregoing Resolution of the City of Elk Grove was passed and adopted by the Planning Commission on the 5th day of August 2010, by the following vote:

AYES:

NOES

ABSENT:

ABSTAIN:

ATTEST:

Sandy Kyles, PLANNING SECRETARY

NANCY CHAIRES, CHAIR of the
PLANNING COMMISSION

RESOLUTION NO.

August 5, 2010

**A RESOLUTION OF THE CITY OF ELK GROVE PLANNING COMMISSION APPROVING A
DESIGN REVIEW AND UNIFORM SIGN PROGRAM FOR THE CATHOLIC HEALTHCARE WEST
MEDICAL OFFICE BUILDING PROJECT No. EG-10-036
APNs 132-2120-006, -008**

WHEREAS, Development Services – Planning of the City of Elk Grove received an application on June 4, 2010, from Panattoni Construction Incorporated requesting approval of a Design Review and Uniform Sign Program for the Catholic Healthcare West Medical Office Building; and

WHEREAS, the proposed project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APNs: 132-2120-006 and 008; and

WHEREAS, Planning has considered the project request pursuant to the Elk Grove Zoning Code, and all other applicable state and local regulations; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 5, 2010 as required by law to consider all of the information presented by staff, information presented by the project proponent, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Elk Grove approves of the Tentative Subdivision Map Amendment based on the following findings:

GENERAL PLAN

Finding: The project is consistent with the goals and policies of the Elk Grove General Plan.

Evidence: The General Plan identifies the site as being located within the Laguna Ridge Specific Plan Town Center area. The project site is identified as Commercial and medical office buildings are allowed by right in the Commercial designation. The project is consistent with the goals and policies of the General Plan as well as those development policies and standards established by the Laguna Ridge Specific Plan.

DESIGN REVIEW

Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, the City-wide Design Guidelines, and Laguna Ridge Town Center Design Guidelines.

Evidence: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, and Design Guidelines, and it is concluded that the project's architecture and site planning meet all applicable design requirements. The design of the proposed building takes into account the scale, style, and establishes a high quality architectural vernacular for the surrounding area, and meets high aesthetic and design integrity standards. The proposed elevations utilize a contemporary color scheme and building materials to achieve a modern design. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed site plan and building elevations provide all design elements required by the Town Center Design Guidelines and the Laguna Ridge Specific Plan, including detailing of the landscaping and pedestrian amenities, providing sufficient pedestrian connectivity, and application of a visually interesting color and materials palette throughout the project. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

Finding: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The proposed medical office building will establish high quality design criteria for future development of the adjoining and nearby properties within the Town Center. The project is subject to conditions of approval that will ensure consistency with all standard requirements.

Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed site layout of the medical office building has been reviewed in accordance with the Zoning Code and Town Center Design Guidelines and safely incorporates access points into the project for vehicles, bicyclists, and pedestrians. Conflicts amongst these users are not anticipated.

UNIFORM SIGN PROGRAM

Finding: The Applicant's Uniform Sign Program is consistent with the standards and policies established within the City's Zoning Code and Elk Grove Design Guidelines. The proposed deviations from these standards included in the Uniform Sign Program are justified and do not detract from the overall design compatibility of the development.

Evidence: The proposed Uniform Sign Program is substantially consistent with the Zoning Code standards for signs. Deviations included in the Sign Program are deemed justified given the overall size of the proposed office building. The proposed signage will increase the overall visual interest of the project and will help create a sense of place for users and employees of the medical office building. Deviations as proposed will not detract from the design compatibility of the project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Elk Grove approves the Design Review and Uniform Sign Program for the Catholic Healthcare West Medical Office Building project, subject to the conditions of approval included as Exhibit A.

The foregoing Resolution of the City of Elk Grove was passed and adopted by the Planning Commission on the 5th day of August 2010, by the following vote:

AYES:

NOES

ABSENT:

ABSTAIN:

ATTEST:

Sandy Kyles, PLANNING SECRETARY

NANCY CHAIRES, CHAIR of the
PLANNING COMMISSION

Exhibit A – Catholic Healthcare West Design Review and Uniform Sign Program Conditions of Approval (EG-10-036)

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
A. On-Going			
<p>1. The development approved by this action is for a Design Review and Uniform Sign Program for site development of the Catholic Healthcare West medical office building as described in the Planning Commission report and associated Exhibits and Attachments dated August 5, 2010 and illustrated in the project plans below:</p> <ul style="list-style-type: none"> • Site Plan (received 7/7/2010) • Grading Plan (received 7/7/2010) • Preliminary Storm Water Quality Plan (received 7/7/2010) • Conceptual Landscape Plan (received 7/7/2010) • First Floor Plan (received 7/7/2010) • Second Floor Plan (received 7/7/2010) • Third Floor Plan (received 7/7/2010) • North Exterior Elevation (received 7/7/2010) • East Exterior Elevation (received 7/7/2010) • South Exterior Elevation (received 7/7/2010) • West Exterior Elevation (received 7/7/2010) • Site Structures (received 7/7/2010) • Mechanical Roof Plan and Building Section (received 7/7/2010) • Photometric Plan (received 7/7/2010) • Sign Program (received 7/7/2010) <p>Any deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
<p>2. The Applicant or Successors in Interest (hereby referred to as the Applicant) shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit.</p>	On-going	Planning	

Exhibit A – Catholic Healthcare West Design Review and Uniform Sign Program Conditions of Approval (EG-10-036)

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date <u>and</u> Signature)</u>
	Applicant further agrees to provide a defense for the City in any such action.			
3.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
4.	The Design Review and Uniform Sign Program approval is valid for three years from the date of Planning Commission approval, unless an extension of time is subsequently approved.	Three years, from Planning Commission approval	Planning	
5.	The Applicant is notified that this property is part of the Laguna Ridge Specific Plan (LRSP) project (EG-00-062). This project is subject to all applicable mitigation measures and conditions of approval from the LRSP project. The Applicant shall record the LRSP Mitigation Monitoring and Reporting Program for the parcels included in this development. The applicant shall also record the Laguna Ridge Town Center Mitigation Monitoring and Reporting Program for the parcels included in this development.	On-Going	Planning	
6.	The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works.	On-Going	Public Works	
7.	The Catholic Healthcare West Medical Office Building shall install a NFPA 13 Fire Sprinklers system along with a complete NFPA 14 Standpipe System.	On-Going	CCSD Fire	
8.	Porte Cochere and/or all overhangs shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.	On-Going	CCSD Fire	
<i>B. Prior to Improvement Plans or Grading</i>				
9.	The Applicant shall record the Laguna Ridge Specific Plan Mitigation Monitoring and Reporting Program and the Laguna Ridge Town Center Mitigation Monitoring and Reporting Program for all parcels included in this project. Prior to the issuance of any grading permits, comply with, record, and pay fees for the Mitigation Monitoring and Reporting Program (MMRP) associated with the project. Until the MMRP has been recorded and the estimated MMRP fee of \$5,000 has been paid, no grading, building, sewer connection, water connection, or occupancy permit from the City will be approved.	Prior to Issuance of a Grading Permit / Improvement Plans	Planning	

Exhibit A – Catholic Healthcare West Design Review and Uniform Sign Program Conditions of Approval (EG-10-036)

	<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
10.	The Applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to: definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration to the satisfaction of Public Works and in accordance with City of Elk Grove Flood Control and Drainage Master Plan (Draft), Improvement Standards, General Plan, and any specific, area, or master plans. The study shall be prepared and stamped by a licensed civil engineer.	1 st Improvement Plan Submittal or Prior to Issuance of Grading Permit(s)	Public Works	
11.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the most recent version of the <i>Stormwater Quality Design Manual</i> for the Sacramento Region. Post-construction source and treatment controls shall be designed in accordance with the City of Elk Grove Improvement Standards and the <i>Stormwater Quality Design Manual</i> . The design of post-construction source and treatment controls shall be submitted for approval with the improvement plans regardless of whether they constitute private or public improvements. A separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed shall also be submitted and accepted by the City.	Prior to Improvement Plan Acceptance and/or Prior to Issuance of a Grading Permit(s)	Public Works	
12.	The Applicant shall execute a maintenance agreement for storm water quality control treatment devices to the satisfaction of Public Works.	Prior to Approval of Improvement Plans	Public Works	
13.	The Applicant shall submit and obtain City approval of plans and specifications for the construction of public streetlights in accordance with the City of Elk Grove Improvement Standards, including any approved revisions thereto. Streetlight identification numbers as assigned by Public Works during the first plan review shall be added to plans.	Prior to Approval of Improvement Plans	Public Works	

Exhibit A – Catholic Healthcare West Design Review and Uniform Sign Program Conditions of Approval (EG-10-036)

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
14.	Connection to Sacramento Area Sewer District’s (SASD) sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any on- and off-site sewer construction.	Improvement Plans	SASD	
15.	Each parcel with a sewage source shall have a separate connection to the SASD public sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private on-site sewer line or the SASD public sewer line.	Prior to Approval of Improvement Plans	SASD	
<i>D. Prior to Building Permits</i>				
16.	<p>The project applicant shall pay all applicable City of Elk Grove administered development impact fees in effect at the time of building permit or certificate of occupancy issuance, whichever comes first. For further information on development related fees, see the 2010 Development Related Fee Booklet at: http://www.elkgrovecity.org/finance/df.asp</p> <p>The Applicant is also advised to review the Planned Fee Updates portion of the web page, and are encouraged to sign up for email updates on the 2010 Development Related Fee Booklet and the Planned Fee Updates links on the web page (see upper right corner of these web pages). By signing up for the email updates, you will receive an email notifying you every time these web pages change, which will assist you in planning for the costs associated with your project.</p>	Prior to Issuance of Building Permits	Finance, Building	
17.	The Applicant shall replace all non-conforming handicap ramps adjacent to the project site.	Prior to Issuance of Building Permits	Public Works	
18.	The Applicant shall dedicate, design and improve an expanded intersection for Elk Grove Blvd and Wymark Drive in accordance with the Laguna Ridge Specific Plan, the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall be 52 feet wide measured from back of curb to back of curb with a 4 foot sidewalk.	Prior to Issuance of Building Permits	Public Works	
19.	The Applicant shall dedicate, design and improve Wymark Drive from Elk Grove Blvd to Civic Center Drive, measured, 58’ from back of walk to back of walk. Improvements will be based on 58’ collector in accordance with	Prior to Issuance of Building Permits	Public Works	

Exhibit A – Catholic Healthcare West Design Review and Uniform Sign Program Conditions of Approval (EG-10-036)

<u>Conditions of Approval / Mitigation Measure</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date <u>and</u> Signature)</u>
the Laguna Ridge Specific Plan, the City of Elk Grove Improvement Standards and to the satisfaction of Public Works. The street section shall be 38 feet wide measured from back of curb to back of curb with a 4 foot sidewalk adjacent to 6 foot planter strip.			
20. The Applicant shall modify the existing signal at the intersection of Elk Grove Blvd/Wymark Drive in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of Public Works.	Prior to Issuance of Building Permits	Public Works	
21. The Applicant shall obtain and comply with all requirements of clearance letters from appropriate agencies when the proposed signage(s) are located within the Public Utility Easement.	Prior to Issuance of Building Permits	Public Works	
22. The Applicant shall record a reciprocal access agreement between the parcels of this development. The agreement shall at a minimum, address common area ownership, maintenance, joint access in a manner acceptable to the City of Elk Grove.	Prior to Issuance of Building Permits	Public Works	
23. Any on-site traffic calming devices, including but not limited to speed bumps, and locations shall be approved by Public Works prior to installation.	Prior to Issuance of Building Permits	Public Works	
24. The Applicant shall dedicate a 12.5 foot public utility easement for underground facilities and appurtenances adjacent to all public streets where such easements do not already exist.	Prior to Issuance of Building Permits	Public Works	
25. All building numbers and suite numbers, addressing and street names shall be approved by the Cosumnes CSD Fire Department.	Prior to Issuance of Building Permits	CCSD Fire	
26. The turning radius for emergency vehicles shall have a minimum 50 feet outside and 25 feet inside throughout the entire project.	Prior to Issuance of Building Permits	CCSD Fire	
27. Provide fire department access to within 150-feet of all openings in the buildings as measured around the exterior of the building(s).	Prior to Issuance of Building Permits	CCSD Fire	
28. Water supply will be provided by the Sacramento County Water Agency.	Prior to Issuance of Building Permits	Sacramento County Water Agency	

Exhibit A – Catholic Healthcare West Design Review and Uniform Sign Program Conditions of Approval (EG-10-036)

<u>Conditions of Approval / Mitigation Measure</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
29.	Prior to issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.	Prior to Issuance of Building Permits	Sacramento County Water Agency	
30.	Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the Chapter 14.10 of the City's Municipal Code (Water Conservation).	Prior to Issuance of Building Permits	Public Works, Planning	
<i>Prior to Occupancy</i>				
31.	Upon completion of the installation of the landscaping for corridors, medians, parks, and model home lots, the project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance to the Planning Department will delay final approval/occupancy of the project.	Prior to Final Occupancy	Planning	
32.	Prior to final inspection or occupancy of any structure on the site a Certificate of Conformance for landscape lots shall be provided to the City's landscape architect for approval.	Prior to Final Occupancy	Planning	
33.	Public Safety 800 MHZ Radio Building Amplification Testing shall be conducted by an authorized technician to verify that the building supports the Sacramento Regional Radio Communications System.	Prior to Final Occupancy		

Exhibit A – Catholic Healthcare West Design Review and Uniform Sign Program Conditions of Approval (EG-10-036)

General Information and Compliance Items:

The following items are noted for the Applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- a. If there are any discrepancies between the approved tentative map and the conditions of approval, the conditions of approval shall supersede the approved tentative map. (Public Works)
- b. The Applicant shall pay all appropriate development fees charged by the City and other Special Districts providing services to the site. (Public Works)
- c. Any public improvements damaged during construction shall be replaced, by the Applicant, in-kind or with new improvement. (Public Works)
- d. Street (trench) cuts into existing streets require a separate encroachment permit and the payment of street cut fees, by the Applicant. Where multiple street cuts into the same street occur, a single, final surface (pavement) trench repair over all the trench cuts is required. Pavement grinding is required for the full length and width of the trenches. (Public Works)
- e. All driveways and intersections shall conform to the visibility requirement set forth in the City of Elk Grove Improvement Standards. (Public Works)
- f. The Applicant shall design and construct all driveways in accordance with Section 4-10 of the City Improvement Standards to the satisfaction of Public Works. (Public Works)
- g. Improvement related conditions can be satisfied by completing an approved design, executing an improvement agreement, and providing suitable financial security (e.g. bonds, letter of credit, etc), all to the satisfaction of the City, prior to the implementation timing required by the condition. (Public Works)
- h. The Applicant may be eligible for reimbursement for the design and construction of infrastructure included in fee programs and/or financing districts as set forth in the respective programs and/or districts. In order to ensure eligibility for reimbursement, the Applicant must follow the policies and procedures in the latest version of "REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES", which is available from the Public Works Department. (Public Works)
- i. The Applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the accepted Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Elk Grove Improvement Standards, construction standards, storm water design standards, and City of Elk Grove Flood Plain Management Plan and Ordinance in effect at the time of Improvement Plan approval. Street gutter flowlines shall be designed to be above the 10-year frequency flood pursuant to the Floodplain Management Plan. (Public Works)
- j. The Applicant shall complete grading and construct all on-site and off-site drainage improvements in accordance with the approved Improvement Plans. Fulfill all requirements of federal and state permits. (Public Works)
- k. The Applicant shall comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Elk Grove Flood Plain Management Ordinance. The lowest finished floor elevation for a habitable building will be a minimum of 1 (one) – foot above the 100-year frequency water level, certified by a registered Civil Engineer or licensed Land Surveyor, and submitted to the City. Amendments and/or revisions of FEMA flood insurance rate maps will be required for all development located in the federal or local flood zone. All FEMA map revisions (both CLOMR and LOMR) must be

**Exhibit A – Catholic Healthcare West Design Review and Uniform Sign Program
Conditions of Approval (EG-10-036)**

- approved by the City and fully processed through FEMA. Completed revisions shall be placed on file with the City. (Public Works)
- I. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and the Land Grading and Erosion Control Ordinance. The SWPPP shall be submitted to the Central Valley Regional Water Quality Control Board for approval and to the City for review. During construction, the Applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. The project applicant shall implement Best Management Practices (BMPs) in accordance with the SWPPP and the City of Elk Grove Improvement Standards. (Public Works)
 - m. In order to mitigate erosion and sediment control problems on the project site, the project shall comply with the City's Land Grading and Erosion Control Ordinance. If the project size is more than one acre, a Notice of Intent (NOI) shall be filed to obtain coverage under the California State Water Resources General Construction Activity Storm Water Permit. Permits are issued by the State Water Resources Control Board, which can provide all applicable information to complete and file the necessary documents. Applicant shall comply with the terms of the general construction permit, the City of Elk Grove Municipal Code, and the NPDES Waste Discharge Requirements for the City of Elk Grove Municipal Storm Sewer Discharges. (Public Works)
 - n. Where feasible, biofilter swales and vegetated strips are preferred and shall be utilized in providing biofiltration of pollutants in project runoff prior to entering receiving water body. The project engineer shall consult with the City when designing storm water conveyance facilities, and shall submit designs of these facilities to City for review and approval prior to approval of the grading plans and improvement plans. (Public Works)
 - o. The Applicant shall obtain applicable California Department of Fish and Game, U.S. Army Corps of Engineers and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City. (Public Works)
 - p. Each condition of approval shall be satisfied prior to the issuance, approval, and/or the acceptance of the item(s) listed in the Timing/Implementation column. (Public Works)
 - q. The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of Public Works. (Public Works)
 - r. All design plans shall be prepared by an Architect/Engineer licensed in the State of California and comply with 2007 California Building Code (CBC), 2007 California Plumbing Code (CPC), 2007 California Mechanical Code (CMC) 2007 California Electrical Code (CEC), and the 2008 California Energy Code (CEC). (Building)
 - s. Dead-end streets in excess of 150 feet require emergency vehicle turn-around. (CCSDFD)
 - t. Any and all gates impeding fire lanes or roadways shall comply with Appendix VII of the 2002 Sacramento County Fire Code. (CCSDFD)
 - u. All civil engineering plans are required to be submitted in an electronic format. When plans are ready for final signature, it is required that the engineering firm submits an electronic copy of the complete plan as it appears in the approved printed plans with addresses. All electronic formats will be submitted on Windows/DOS formatted diskettes, zip disks or on compact disk (CD). E-mailed copies will not be accepted at this time. The electronic submittal shall include ALL supporting drawing files and ALL drawing files pertaining to the project, including XREFs. The digital submittal shall be ONLY in the following data format listed below:

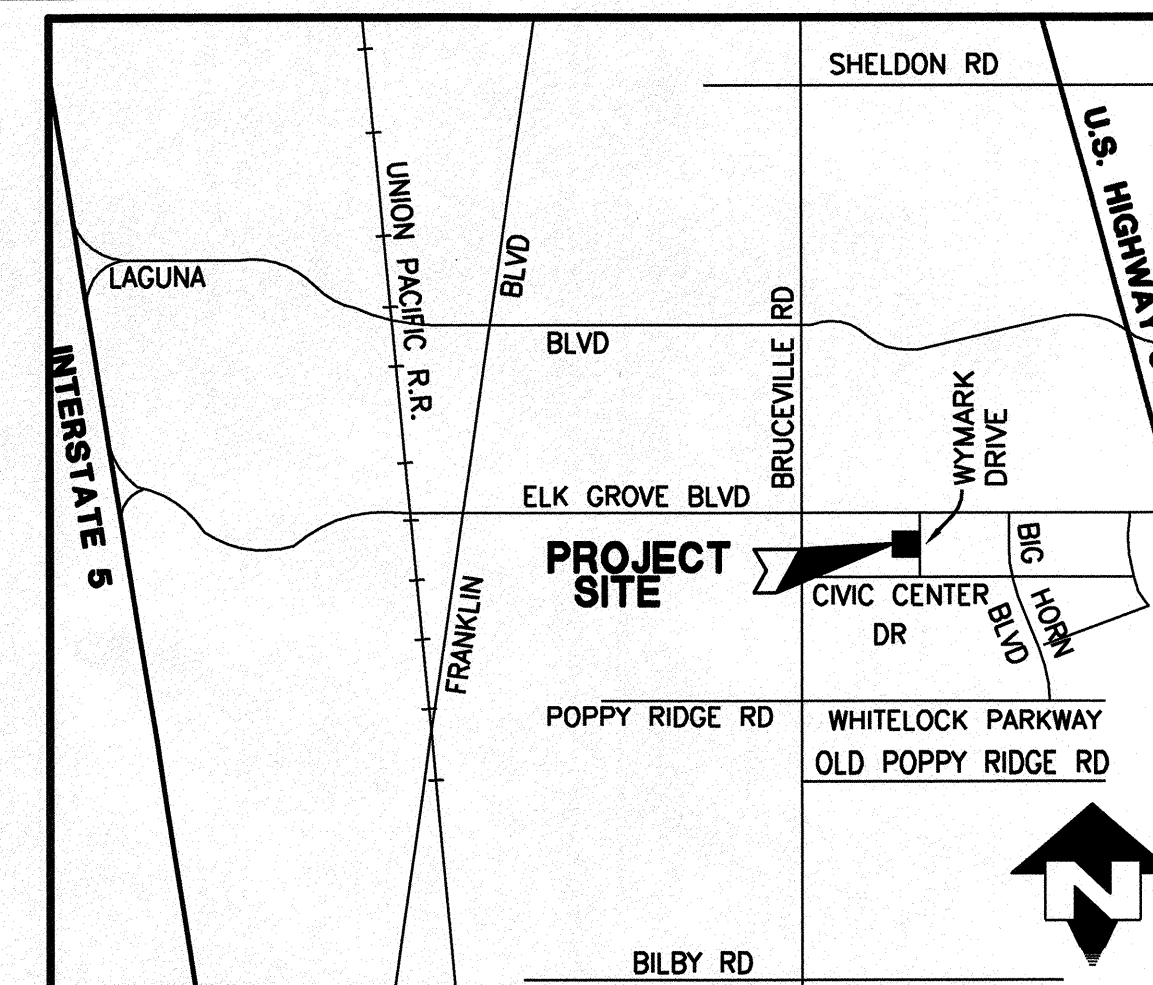
**Exhibit A – Catholic Healthcare West Design Review and Uniform Sign Program
Conditions of Approval (EG-10-036)**

- DWG (Applies to AutoCAD drawing file) any AutoCAD DWG version is accepted (CCSDFD)
- v. All commercial buildings, in excess of 3,599 square feet shall be equipped with an approved automatic fire sprinkler system. (CCSDFD)
- w. Commercial developments in excess of 10,000 square feet require looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals. This on-site fire main shall be connected to the municipal water main at not less than two (2) points. (CCSDFD)
- x. This development is required to provide fire flow from a public water system capable of delivering at a minimum 50 PSI static pressure and 3,000 GPM at 20 PSI residual pressure in commercial areas and 50 PSI static pressure. Buildings of certain types of construction, size, and use may need additional fire flow or the application of mitigating efforts to meet fire flows above this minimum. (CCSDFD)
- y. All required roadways, street signs, addresses, water mains, fire hydrants, and fire flows shall be provided prior to the existence of any combustible construction or storage. The slope of access roadways shall not exceed 10% for asphalt and 5% for concrete. The roadways shall be constructed to a 20-foot minimum width of three (3) inches AC over six (6) inches AB with good drainage. (CCSDFD)
- z. CCSDFD approved traffic pre-emption devices of a type approved by the Cosumnes CSD Fire Department shall be installed on all traffic signal devices erected or modified by this development. These devices shall be installed and functioning prior to any occupancy and at no cost to the Cosumnes Fire Department. (CCSDFD)
- aa. Required fire alarm systems shall be connected to a UL listed central station approved by the Sacramento County Regional Communications Center. (CCSDFD)
- bb. The installation of on-site or off-site fire protection equipment including fire hydrants and water mains shall meet the standards of the Cosumnes CSD Fire Department and the water purveyor having jurisdiction. (CCSDFD)
- cc. The installation of roadway gates, addresses, landscaping, pipe bollards, fuel tanks, masonry sound walls tree wells and/or all other traffic calming devices is subject to standards outlined by the Cosumnes CSD Fire Department. All proposed traffic-mitigation plans shall be submitted to the Cosumnes CSD Fire Department for review and approval prior to installation. (CCSDFD)

CATHOLIC HEALTHCARE WEST MEDICAL OFFICE BUILDING

CITY OF ELK GROVE, CALIFORNIA

JUNE 4, 2010
(REVISED: JUNE 25, 2010)

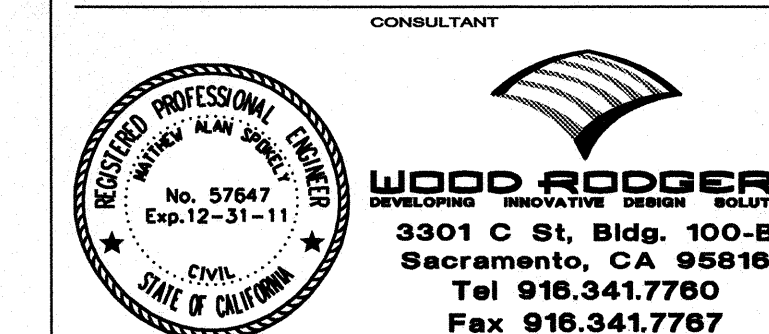


VICINITY MAP
NTS

ANOVA
ARCHITECTS

775 PACIFIC STREET
PLACERVILLE CA 95667
TEL 530 626 1810 FAX 530 626 1931

1890 THIRD STREET SUITE 500
SACRAMENTO CA 95811
TEL 916 443 5911 FAX 916 443 2960



CONSULTANT

WOOD RODGERS
DESIGNER CONSULTANT ARCHITECT
3301 C St. Bldg. 100-B
Sacramento, CA 95818
Tel 916.341.7780
Fax 916.341.7787

OWNER / BUILDER

PANATTONI

PANATTONI CONSTRUCTION
8775 FOLSOM BLVD., SUITE 200
SACRAMENTO, CA 95828
(916) 381-1561 PHONE
(916) 381-7638 FAX

OWNER



CATHOLIC HEALTHCARE WEST
3400 DATA DRIVE
RANCHO CORDOVA, CA 95670
(916) 881-2000

**MEDICAL OFFICE
BUILDING
ELK GROVE, CA**

PLANNING SUBMITTAL PACKAGE
AGENCY APPROVAL

REVISIONS

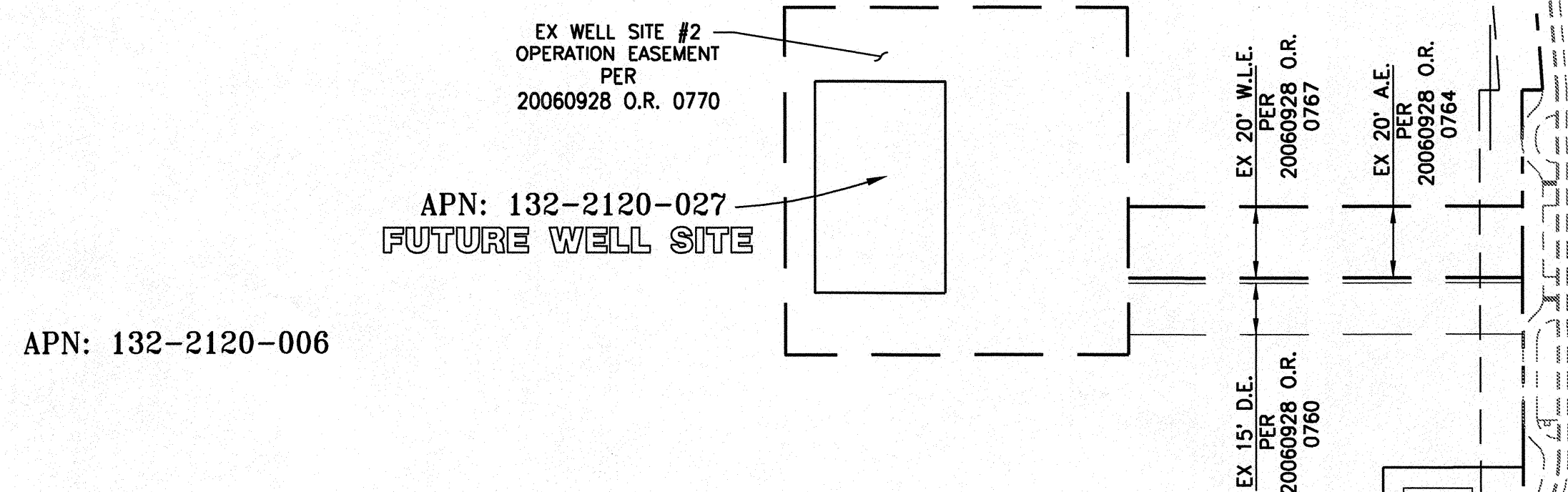
SHEET TITLE

SITE PLAN

DATE: 05.28.2010 ANOVA JOB NO: 10-120
ARCHITECT: SHEET

C-1.0

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PLOTTED: DUANE DALY, 05.28.2010 11:54:48 AM



APN: 132-2120-006

APN: 132-2110-002
(VACANT)

EX. 58' R/W

EX. 12.5' PUE
TYP.

WYMARK DRIVE
EX I.O.D. PER 368 BM 1

APN: 132-2110-001
(VACANT)

APN: 132-2120-008

PROJECT SUMMARY

OWNER
CHW CORPORATE REAL ESTATE (CRE)
3400 DATA DRIVE
RANCHO CORDOVA, CA 95670
CONTACT: AREA DIRECTOR, CRE DESIGN + CONSTRUCTION

APPLICANT/DEVELOPER
PANATTONI CONSTRUCTION INC
8775 FOLSOM BLVD., SUITE 100
SACRAMENTO, CA 95828
CONTACT: STEVE SODERBERG
PHONE: (916) 340-2416

PLANNER/ENGINEER
WOOD-RODGERS INC.
3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95818
CONTACT: MATT SPOKELY P.E.
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
132-2120-006
132-2120-008

DEVELOPMENT SITE ACREAGE
5.5 ACRES

EXISTING USE
VACANT

EXISTING ZONING
SC

PROPOSED ZONING
SC

EXISTING GENERAL PLAN DESIGNATION
COMMERCIAL

PROPOSED GENERAL PLAN DESIGNATION
COMMERCIAL

EXISTING SPECIFIC PLAN DESIGNATION
SC WITHIN THE LAGUNA RIDGE SPECIFIC PLAN

PROPOSED SPECIFIC PLAN DESIGNATION
SC WITHIN THE LAGUNA RIDGE SPECIFIC PLAN

NOTES

1. THIS APPLICATION IS FOR A DEVELOPMENT PERMIT.
2. ALL EXISTING WELLS TO BE ABANDONED AND ALL EXISTING STRUCTURES TO BE REMOVED.
3. THERE ARE NO EXISTING TREES ON THE SITE.

DEVIATION STATEMENT:

1. AT SOUTH PARKING AREA THE PROPOSED PHOTOVOLTAIC OVERHEAD CELLS WILL SHARE THE PARKING BENEATH + THEREFORE THE REQUIRED PLANTERS FOR SHADE TREES HAVE BEEN OMITTED.

BUILDING CHARACTERISTIC
USE: MEDICAL OFFICE BUILDING (MOB)
68,190 SQUARE FEET
3 STORY

PARKING REQUIRED
4 STALLS PER 1000 SF
TOTAL PARKING STALLS REQUIRED 273 STALLS
TOTAL PARKING STALLS SHOWN 341 STALLS

BIKE RACKS REQUIRED
1 SPACE PER 25 PARKING STALLS
TOTAL SPACES REQUIRED 10 SPACES
TOTAL SPACES STALLS SHOWN 2 LOCATIONS

PUBLIC SERVICES + FACILITY PROVIDERS

WATER + SEWER
SACRAMENTO COUNTY ZONE 40
827 7TH STREET, ROOM 301
SACRAMENTO, CA 95814
(916) 874-6851

DRAINAGE
SACRAMENTO COUNTY/CITY OF ELK GROVE
700 H STREET
SACRAMENTO, CA 95814
(916) 875-7000

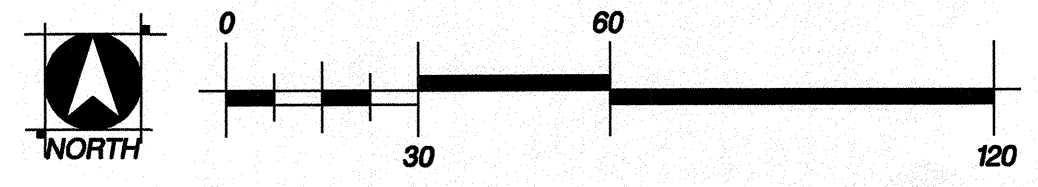
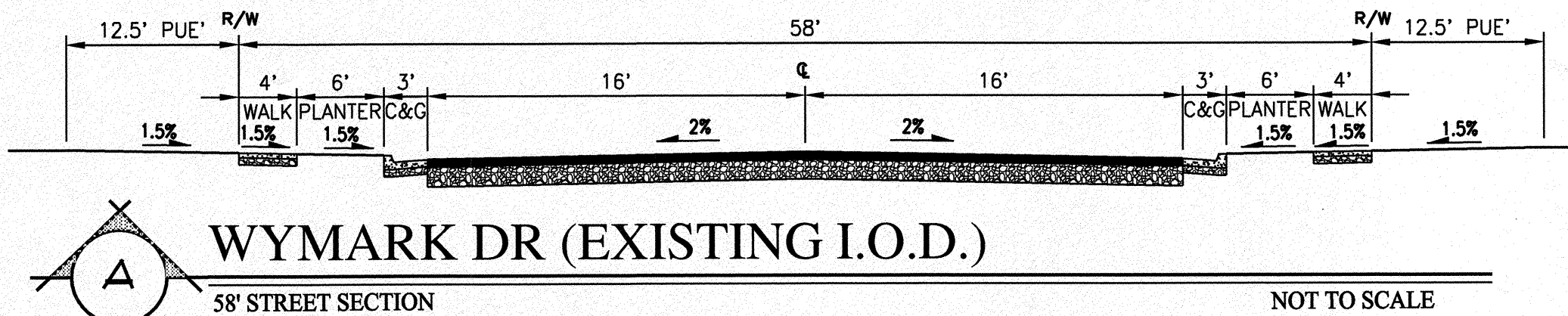
GAS
SASD
10060 GOETHE ROAD
SACRAMENTO, CA 95827
(916) 876-6000

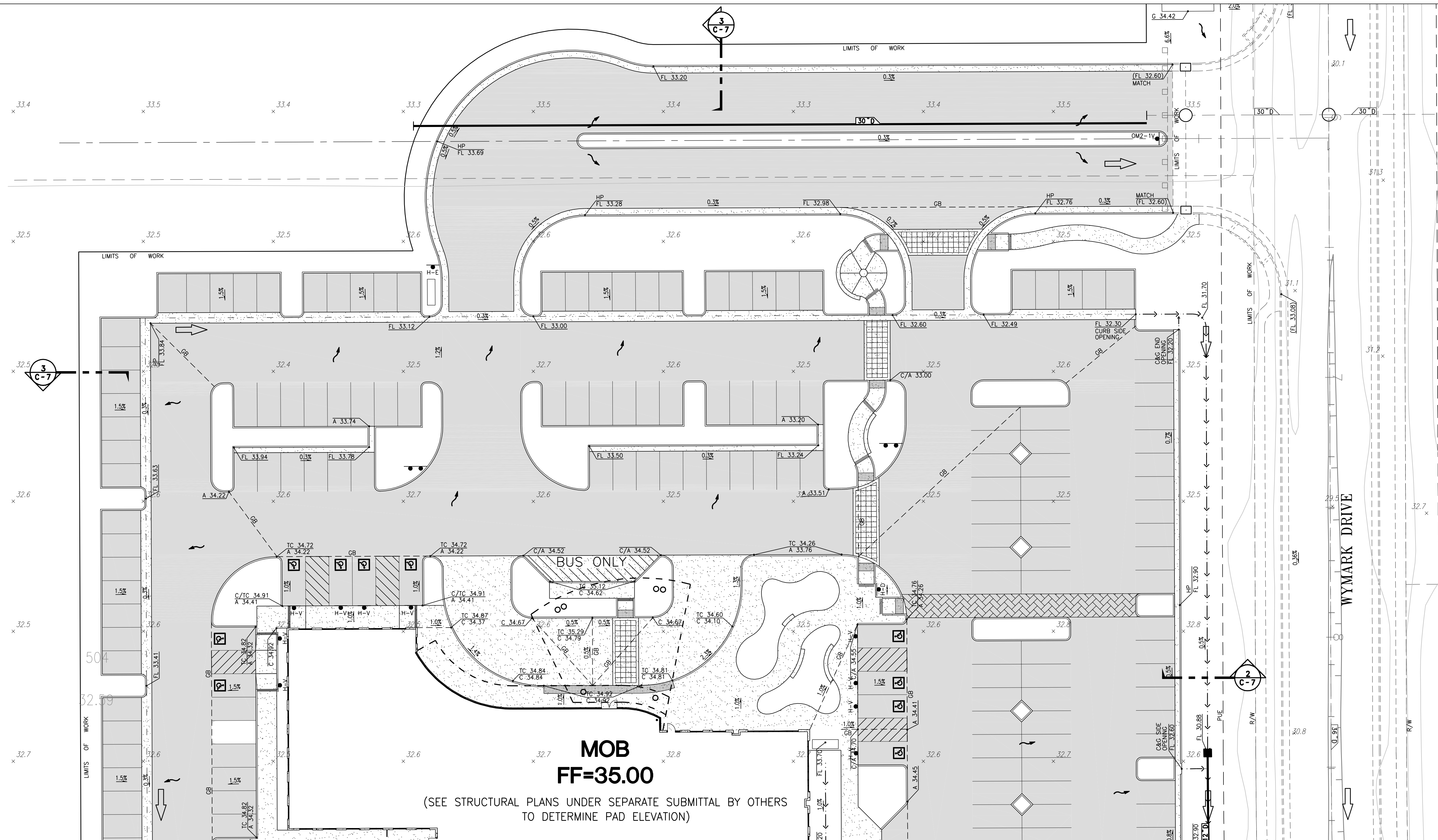
ELECTRICITY
SMUD
PO BOX 15830
SACRAMENTO, CA 95852
(916) 452-3211

FIRE DISTRICT
COSUMNES CSD FIRE
10573 E. STOCKTON BOULEVARD
ELY GROVE, CA 95624
(916) 405-7100

SURVEYOR'S STATEMENT
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER THE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER NCS-442511-5A1, DATED MAY 20, 2010.

CRAIG E. SPIESS, P.L.S. 7944





LEGEND

- 6" VERTICAL CURB
- 6" CURB & GUTTER
- 4' WIDE CONCRETE VALLEY GUTTER
- DI#1 DROP INLET
- X 91.23 EXISTING GRADE ELEVATION
- A 91.50 PROPOSED ASPHALT ELEVATION
- TC 91.50 PROPOSED TOP BACK-OF-CURB ELEVATION
- FL 91.50 PROPOSED FLOWLINE ELEVATION
- C 91.50 PROPOSED CONCRETE ELEVATION
- G 91.50 PROPOSED GROUND ELEVATION
- 4.6% SLOPE AND DIRECTION OF FLOW
- GB RIDGE OR GRADE BREAK LINE
- 0.5% TYP. VEGETATED SWALE (SEE GRADING PLAN SHEET C06 FOR SECTION AND LANDSCAPE PLANS FOR ADDITIONAL DETAILS)
- OVERLAND RELEASE
- GENERAL DIRECTION OF FLOW
- AREA OF ASPHALT
- AREA OF CONCRETE
- SITE LIGHT (SEE ELECTRICAL PLANS, UNDER SEPARATE SUBMITTAL BY OTHERS)

GENERAL NOTES

1. WHERE PLANS DO NOT INDICATE AN "AC" ELEVATION, THE AC ELEVATION SHALL BE 6" BELOW THE TOP OF CURB(TC) ELEVATION SHOWN UNLESS INDICATED OTHERWISE.
2. GRADING OF TRASH ENCLOSURE TO BE PER ARCHITECTURAL PLANS.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL LANDSCAPED AREAS ARE CONSTRUCTED AS SHOWN TO ENSURE DRAINAGE AND OVERLAND RELEASE PATHS ARE NOT BLOCK AND SHALL FLOW TO THE PUBLIC RIGHT-OF-WAY. LANDSCAPE CONTRACTOR SHALL NOT BE ALLOWED TO REGRADE WITHOUT PRIOR WRITTEN APPROVAL OF THE REVISION FROM THE CIVIL ENGINEER.
4. CONTRACTOR TO ENSURE THAT ANY ACCENT PAVING OR HARDSCAPE PROVIDED IS ACCESSIBLE FOR ADA REQUIREMENTS. (SEE ARCHITECT'S PLANS FOR ALL DETAILS.)
5. PROVIDE DOWELING, CONCRETE THICKENING, ETC. AT ALL INTERFACES BETWEEN ON-SITE WALKS/HARDSCAPE AND ON-SITE CURBING IN ACCORDANCE WITH THE DETAILS BY THE ARCHITECT.
6. THE CONTRACTOR SHALL REFER TO THE BUILDING AND LANDSCAPE ARCHITECT'S DETAILS FOR COLOR, SCORE PATTERN AND CONSTRUCTION DETAILS FOR ALL ON-SITE SIDEWALKS AND FLATWORK.
7. FOR LOCATIONS WHERE THE GUTTER IS ADJACENT TO ADA RAMPS, THE CONTRACTOR SHALL FLATTEN THE GUTTER PAN CROSS SLOPE FROM THE STD. 2"(7.14%) DROP TO 1.4"(5.0% MAX) AND 2% MAX. LONGITUDINALLY - TYP.
8. AT FUTURE BUILDING LOCATION, PROVIDE 2' BENCH BEYOND PARKING STALLS AND GRADE 3:1 TO PAD ELEVATION.
9. PRIOR TO PLACEMENT OF FLATWORK AND ASPHALT SURFACE THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF JOINT TRENCH AND IRRIGATION SLEEVING.

POST-CONSTRUCTION STORMWATER QUALITY NOTE

THIS PROJECT INCORPORATES THE USE OF VEGETATED SWALES AS SPECIFIED IN THE STORM WATER QUALITY DESIGN MANUAL DATED MAY 2007.

GRADING SUMMARY

GROSS CUT 2,000 CUBIC YARDS
 GROSS FILL 4,100 CUBIC YARDS
 IMPORT: 2,100 CUBIC YARDS



PANATTONI CONSTRUCTION
 8775 FOLSOM BLVD., SUITE 200
 SACRAMENTO, CA 95826
 (916) 381-1561 PHONE
 (916) 381-7638 FAX

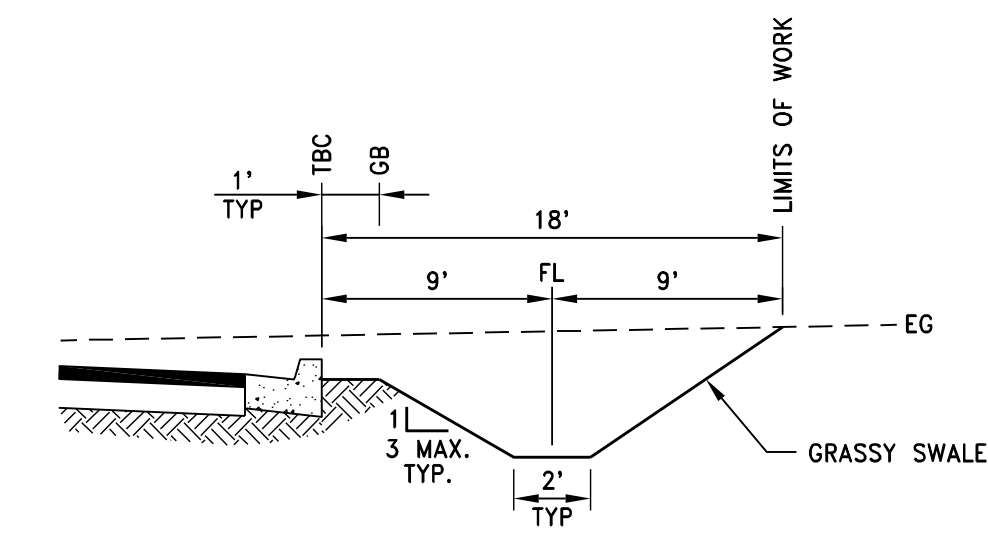
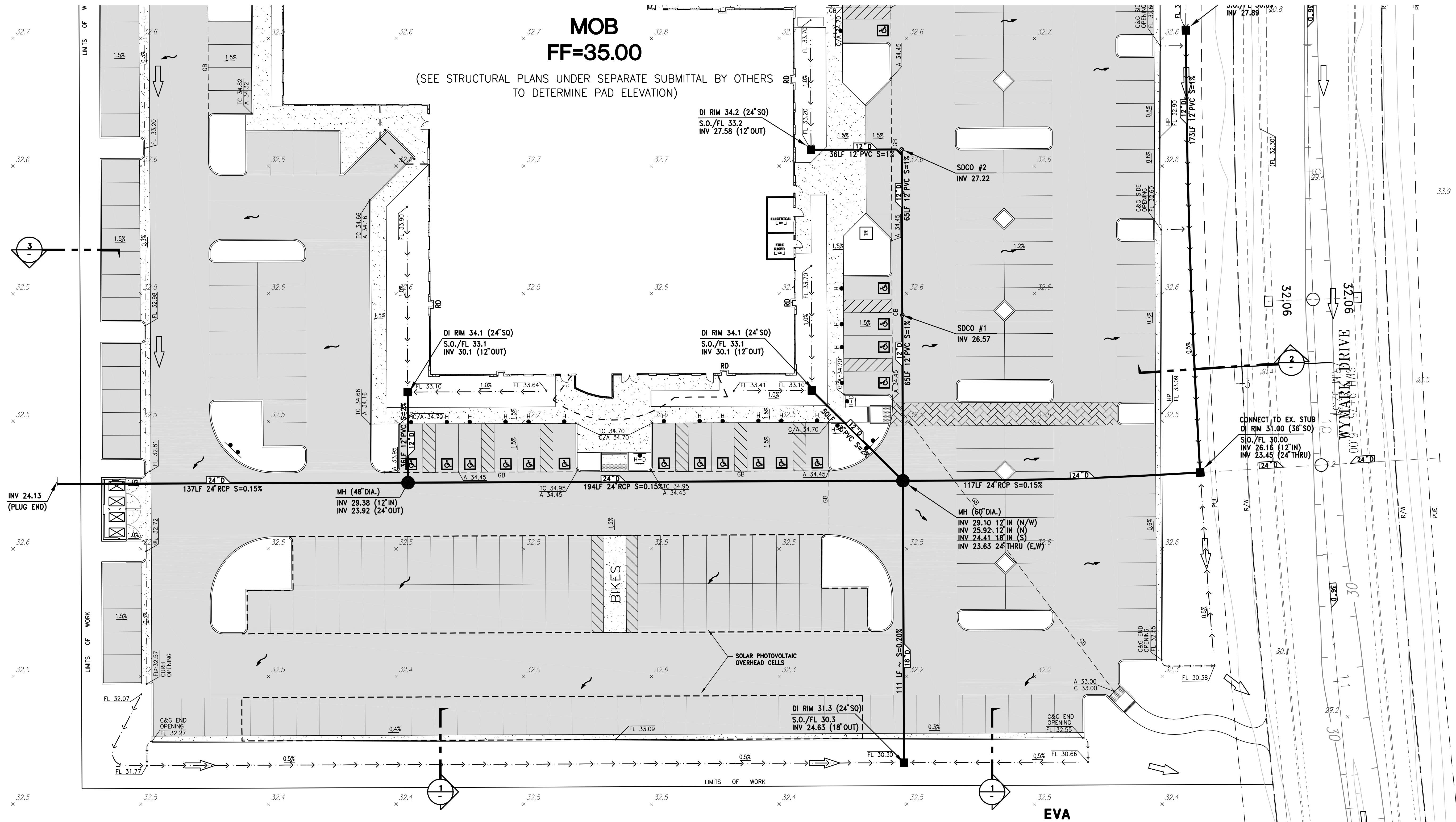


CATHOLIC HEALTHCARE WEST
 3400 DATA DRIVE
 RANCHO CORDOVA, CA 95670
 (916) 851-2000

**MEDICAL OFFICE BUILDING
 ELK GROVE, CA**

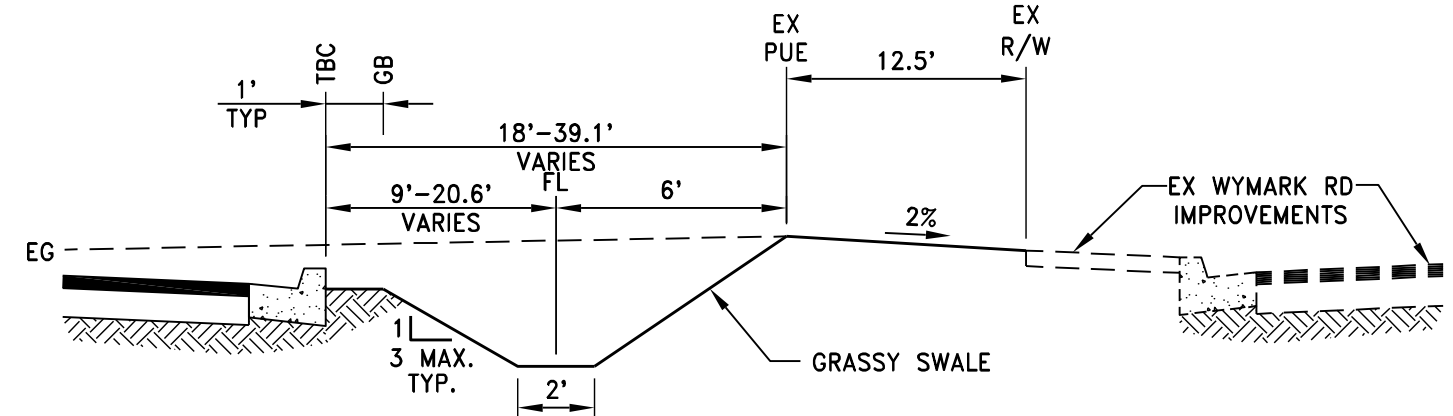
PLANNING SUBMITTAL PACKAGE

AGENCY APPROVAL	
REVISIONS	
SHEET TITLE	
GRADING PLAN	
DATE	ANOVA JOB NO
08.28.2010	10-120
ARCHITECT	SHEET



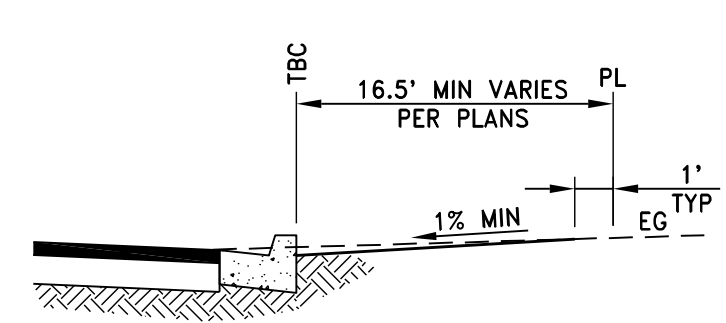
1 VEGETATED SWALE SECTION

N.T.S.



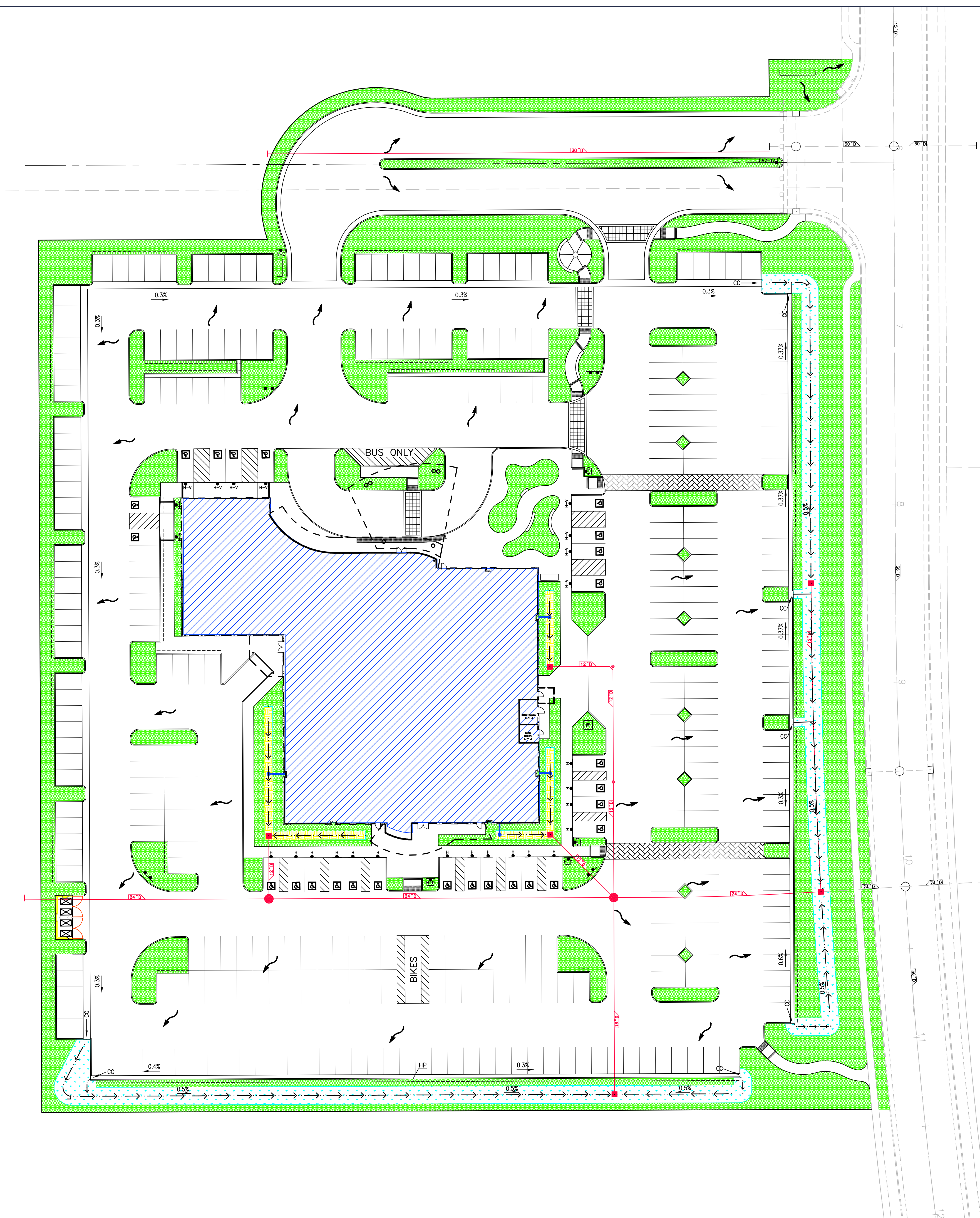
2 VEGETATED SWALE SECTION

N.T.S.



3 GRADING SECTION

N.T.S.



LEGEND

- VEGETATED/BIO SWALE
- DISCONNECTED ROOF AREA
- VEGETATED AREA
- VEGETATED/BIO SWALE ROOF DRAIN AREA
- STORM DRAIN PIPE SIZE, AND DIRECTION
- STORM DRAIN INLET
- OVERLAND RELEASE DIRECTION
- CURB CUT
- DISCONNECTED ROOF DRAIN
- PARKING LOT DRAINAGE

ANOVA ARCHITECTS
MURRAY DOWNS OSHIMA YEE

778 PACIFIC STREET
PLACERVILLE CA 95667
TEL 530 628 1810 FAX 530 628 1931

1990 THIRD STREET SUITE 500
SACRAMENTO CA 95811
TEL 916 443 6911 FAX 916 443 2966

CONSULTANT

WOOD RODGERS
No. 57647
Exp. 12-31-11
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

OWNER / BUILDER

PANATTONI

PANATTONI CONSTRUCTION
8775 FOLSOM BLVD., SUITE 200
SACRAMENTO, CA 95826
(916) 381-1561 PHONE
(916) 381-7639 FAX

OWNER

Catholic Healthcare West

CATHOLIC HEALTHCARE WEST
3400 DATA DRIVE
RANCHO CORDOVA, CA 95670
(916) 851-2000

**MEDICAL OFFICE BUILDING
ELK GROVE, CA**

PLANNING SUBMITTAL PACKAGE
AGENCY APPROVAL

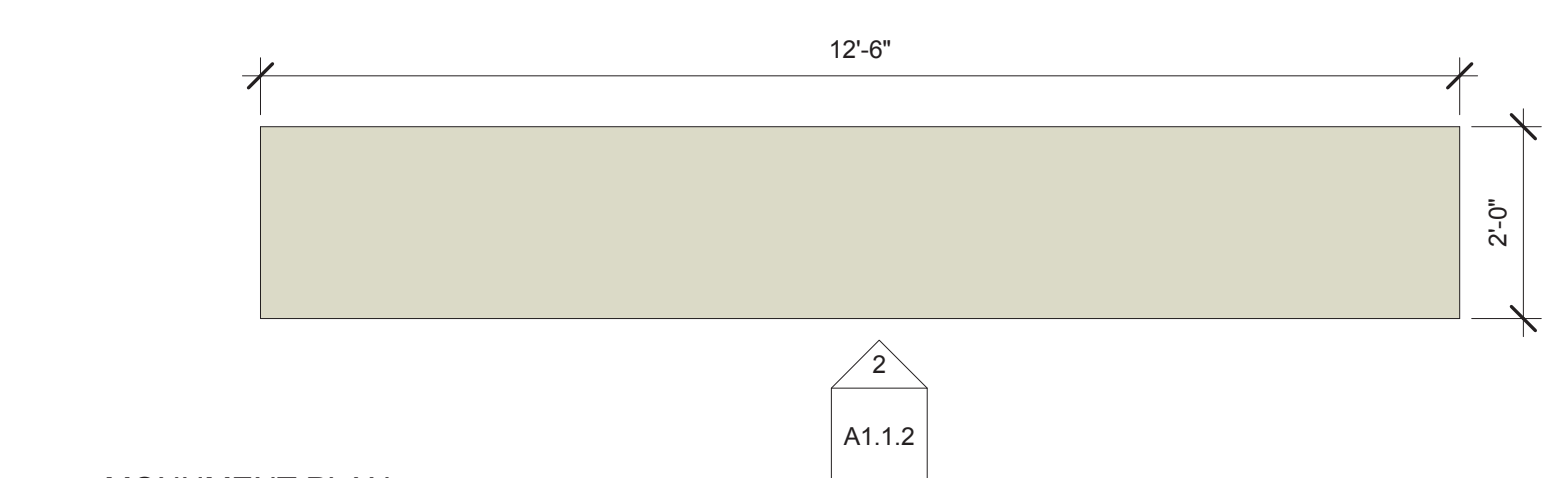
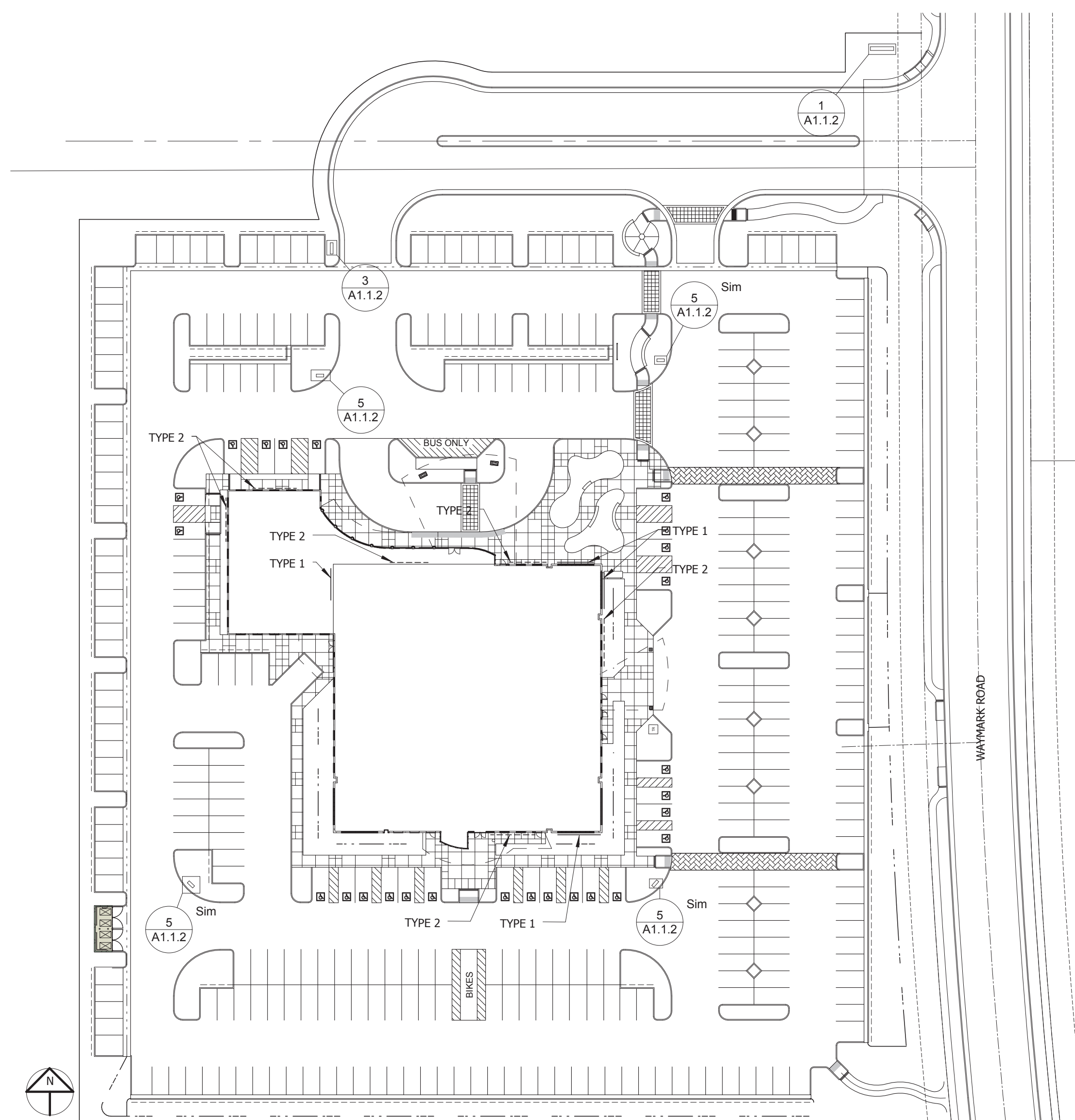
REVISIONS

NO.	DESCRIPTION

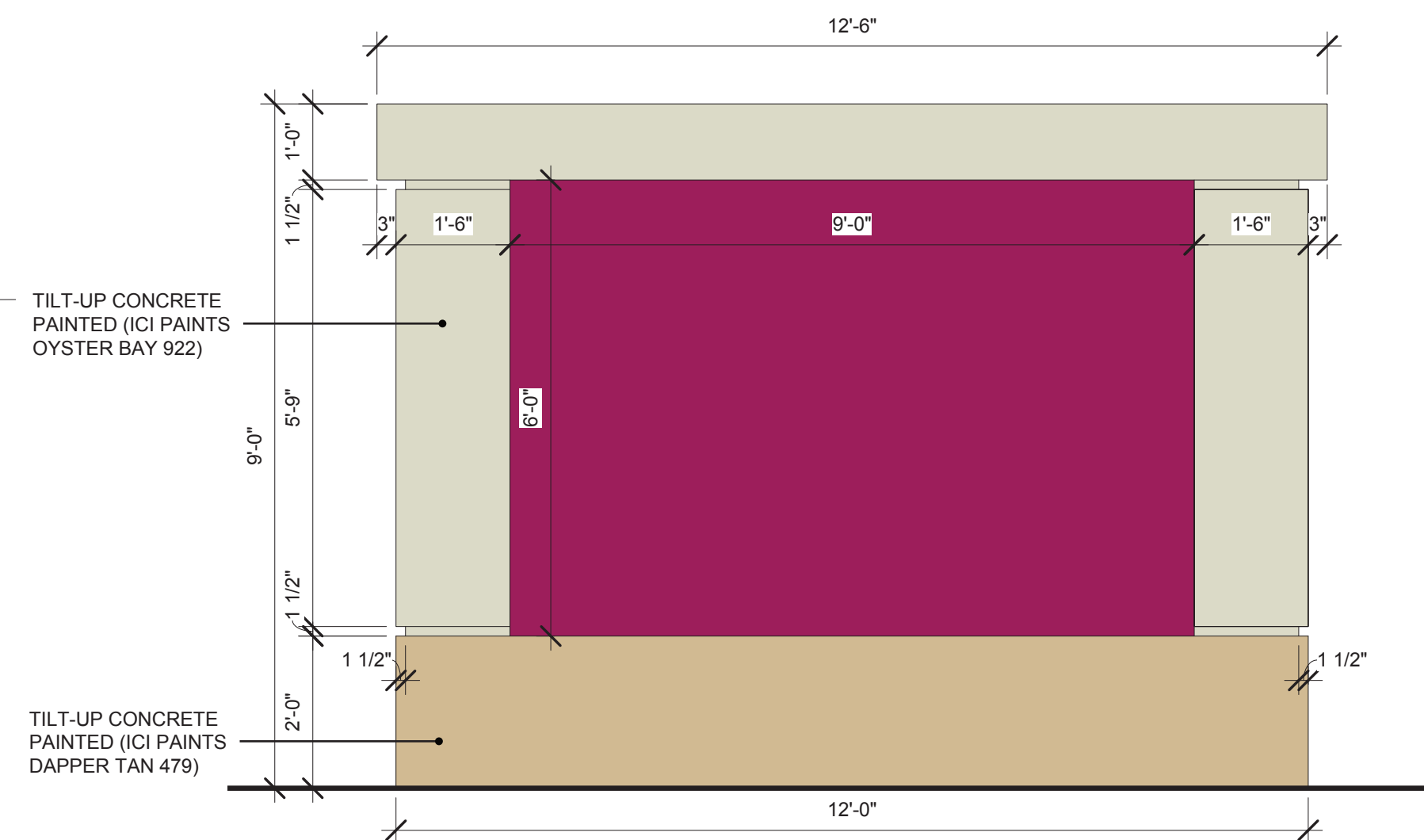
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PRELIMINARY STORM WATER QUALITY PLAN

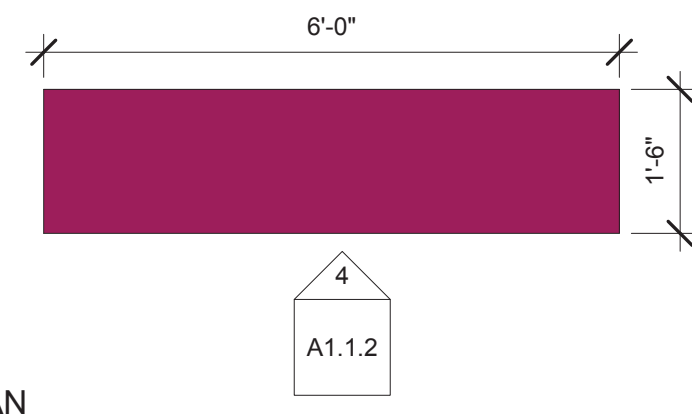
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ARCHITECT: SHEET



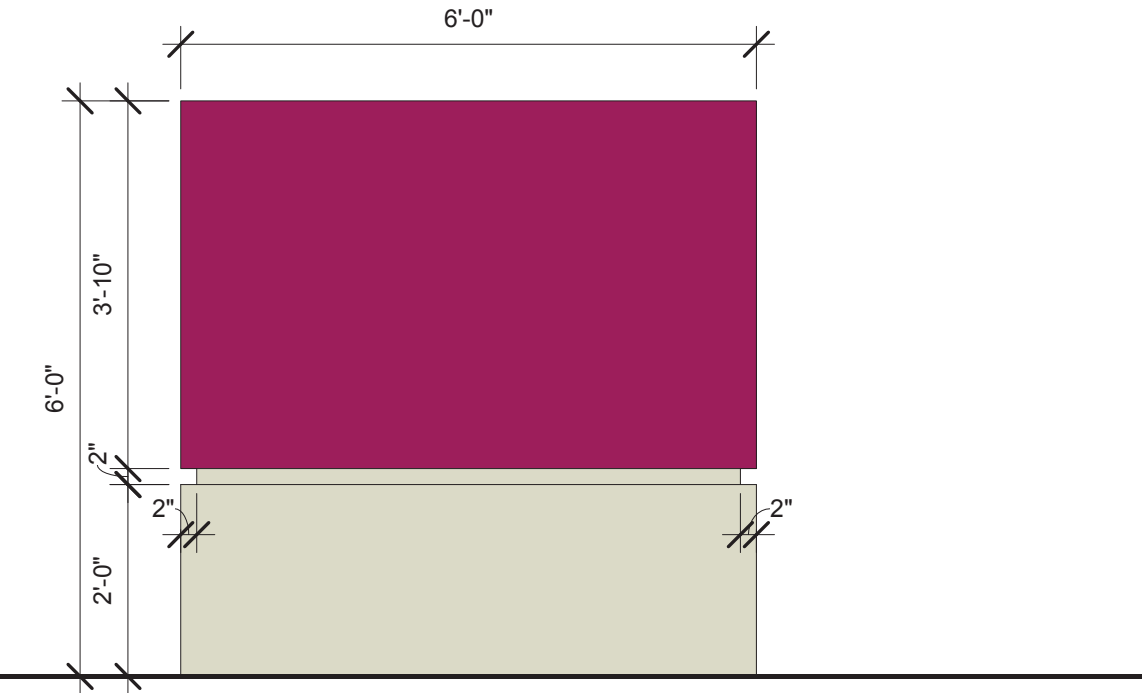
1 MONUMENT PLAN
1/2" = 1'-0"



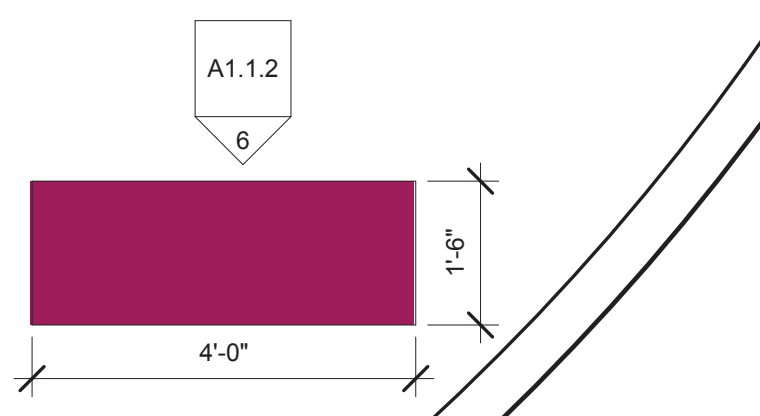
2 DIRECTIONAL PYLON MONUMENT ELEVATION
1/2" = 1'-0"



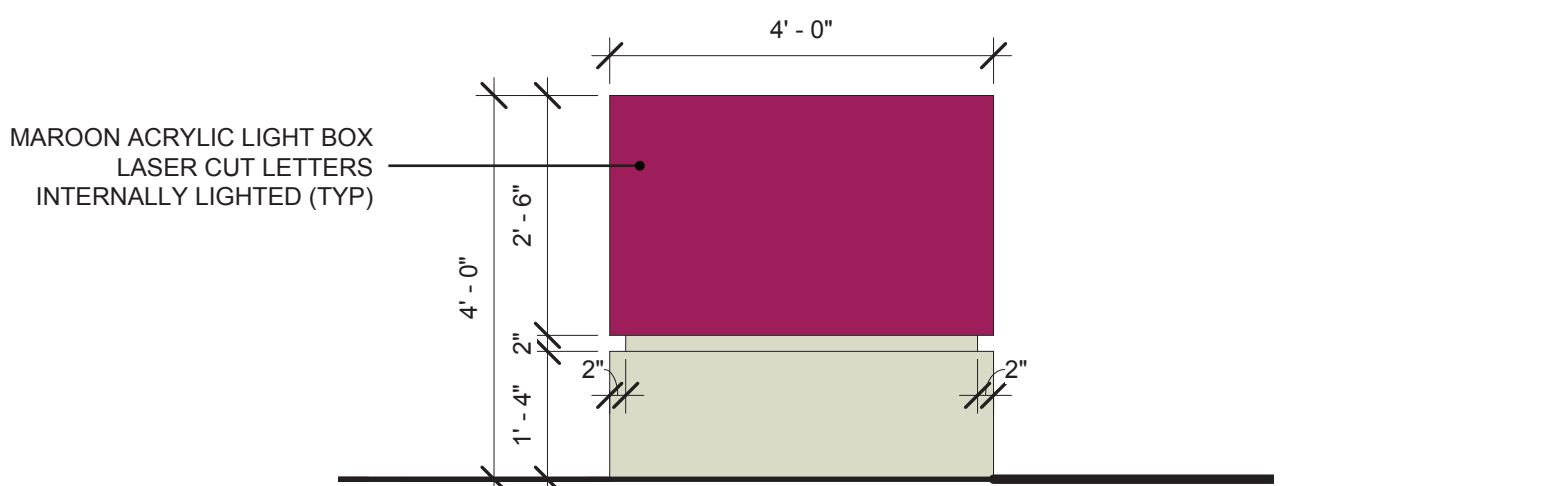
3 DIRECTIONAL PYLON PLAN
1/2" = 1'-0"



4 DIRECTIONAL PYLON ELEVATION
1/2" = 1'-0"



5 PANEL PLAN
1/2" = 1'-0"



6 DIRECTIONAL PANEL
1/2" = 1'-0"

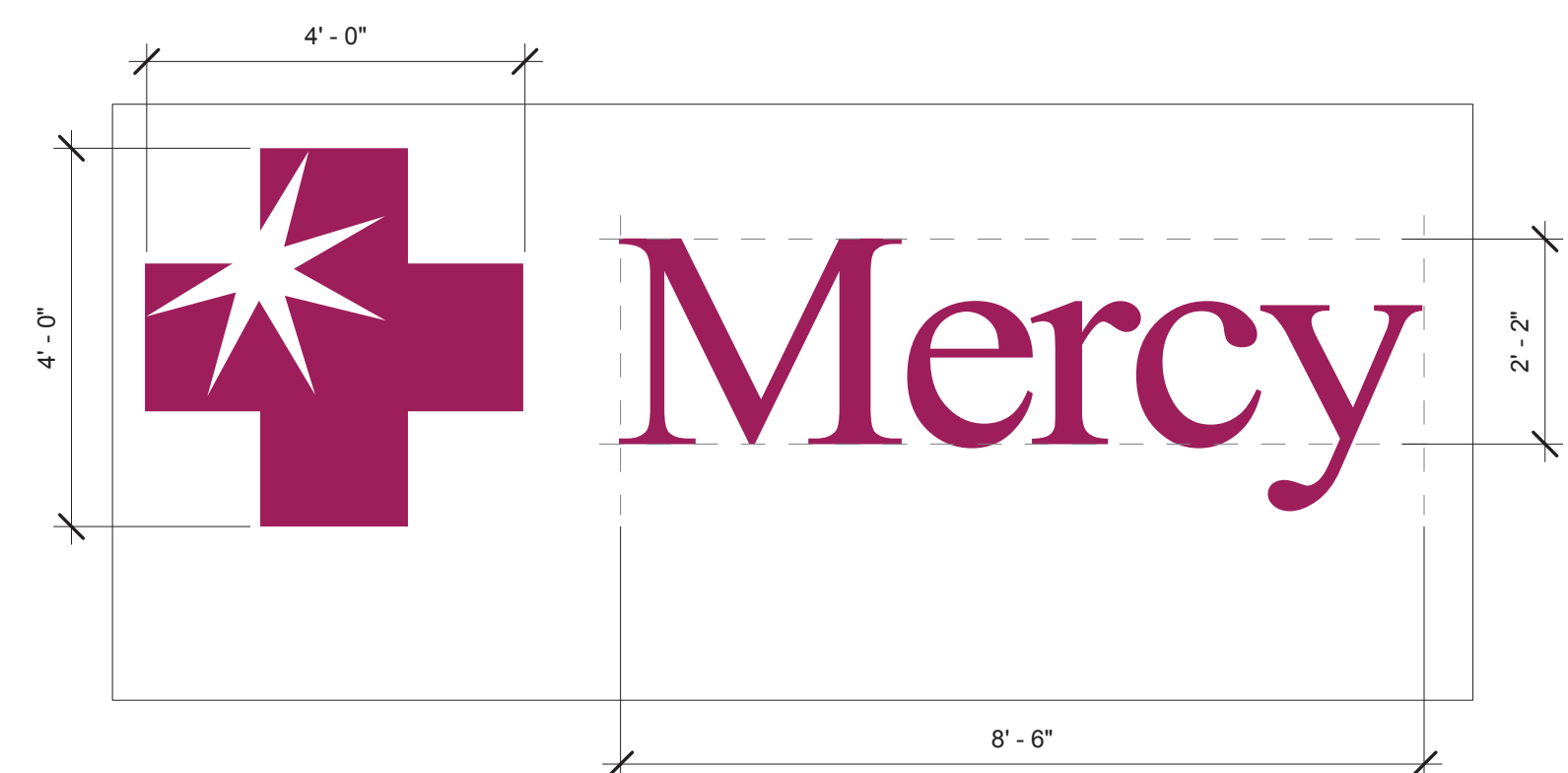


Example lettering for concept, not content

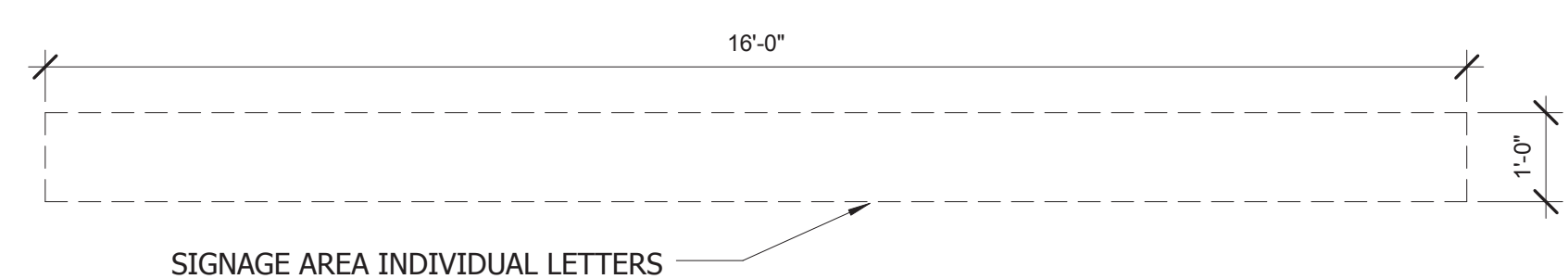


Example lettering for concept, not content

7 SITE SIGNAGE KEY PLAN (SEE ELEVATION FOR SIGNAGE HEIGHTS)
1" = 50'-0"



8 BUILDING SIGN TYPE 1
1/2" = 1'-0"



9 BUILDING SIGN TYPE 2
1/2" = 1'-0"

Medical Office Building

Preliminary Design

AGENCY APPROVAL

REVISIONS

SHEET TITLE

SITE AND BUILDING SIGNAGE

DATE	ANOVA JOB NUMBER
Issue Date	10-120
ARCHITECT	SHEET NUMBER

A1.1.2

CONSULTANT

CONSULTANT

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SACRAMENTO, CA 95826
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(916) 381-7639 FAX

OWNER

CATHOLIC HEALTHCARE WEST
3400 DATA DRIVE
RANCHO CORDOVA, CA 95670
(916) 851-2000

Medical Office Building

Preliminary Design

AGENCY APPROVAL

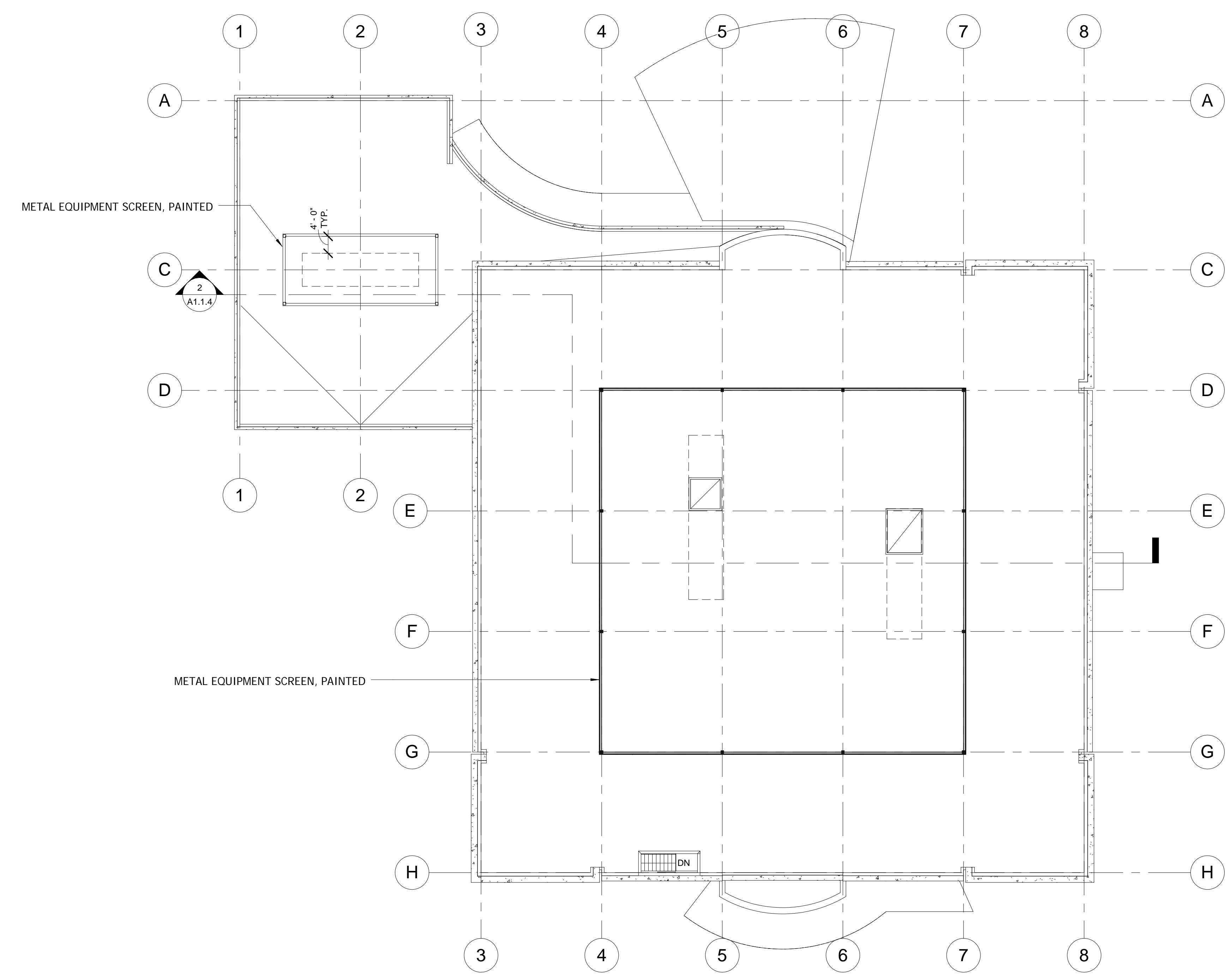
REVISIONS

SHEET TITLE

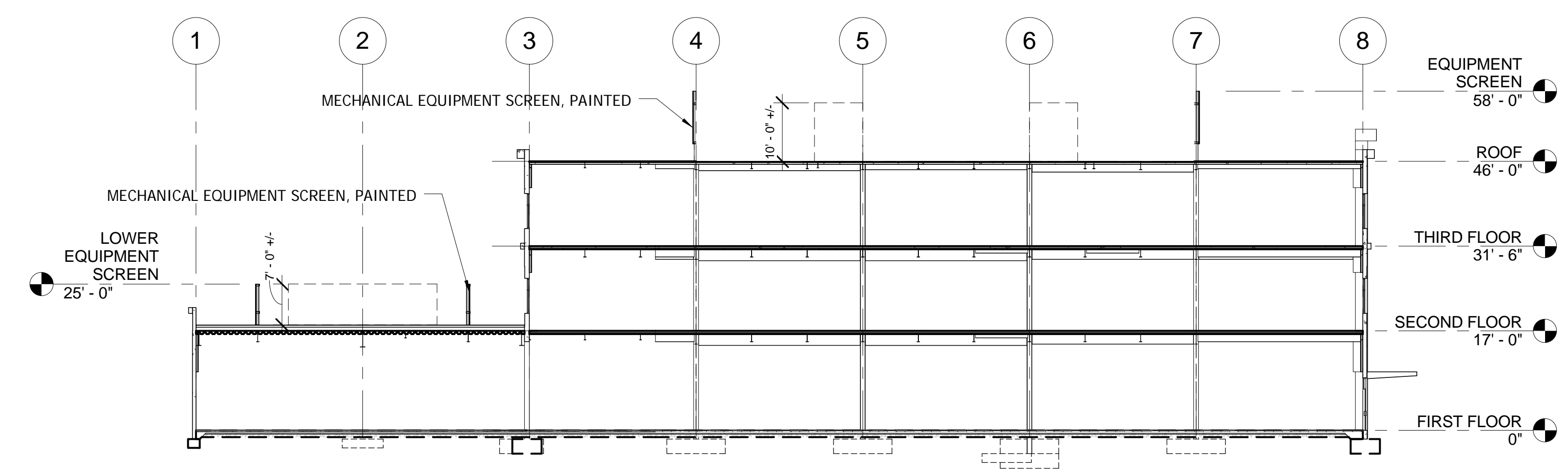
MECHANICAL ROOF PLAN AND BUILDING SECTION

DATE: ANOVA JOB NUMBER:
Issue Date: 10-12-0
ARCHITECT: SHEET NUMBER:

A1.1.4



1 ROOF PLAN
1/16" = 1'-0"



2 SECTION
1/16" = 1'-0"

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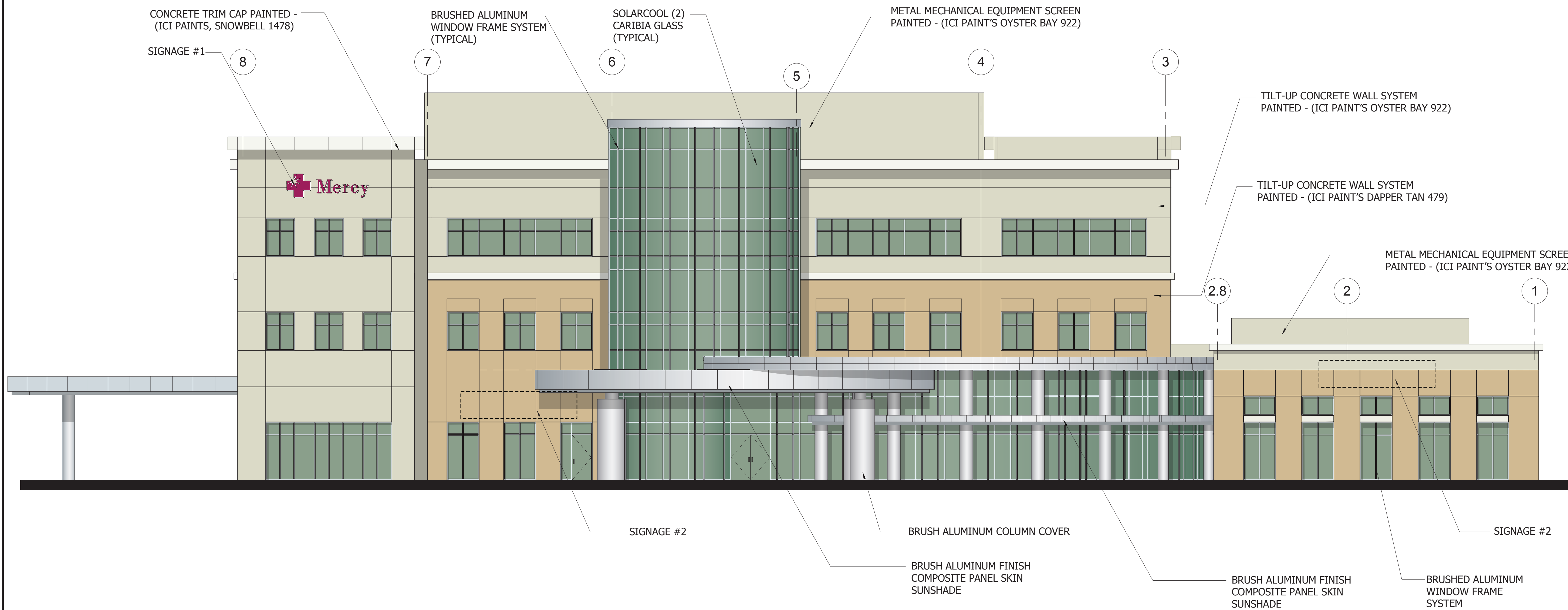
REVISIONS

SHEET TITLE

NORTH EXTERIOR ELEVATION CITY SUBMITTAL

DATE: ANOVA JOB NUMBER:
Issue Date: 10-120
ARCHITECT: SHEET NUMBER:

A7.1.1



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Catholic Healthcare West
CATHOLIC HEALTHCARE WEST
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RANCHO CORDOVA, CA 95670
(916) 851-2000

Medical Office Building

Preliminary Design

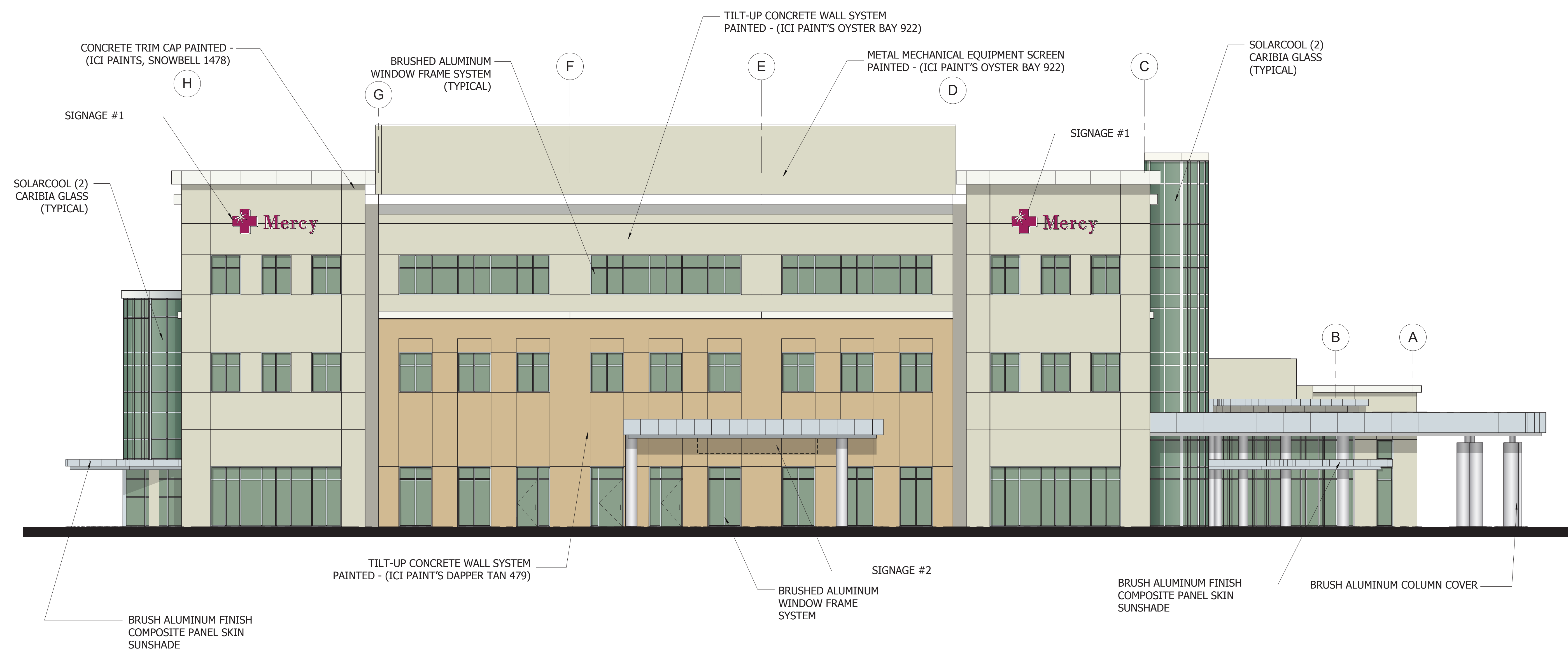
AGENCY APPROVAL

REVISIONS

EAST EXTERIOR ELEVATION CITY SUBMITTAL

DATE	ANOVA JOB NUMBER
Issue Date	10-120
ARCHITECT	SHEET NUMBER

A7.1.2



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OWNER

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Medical Office Building

Preliminary Design

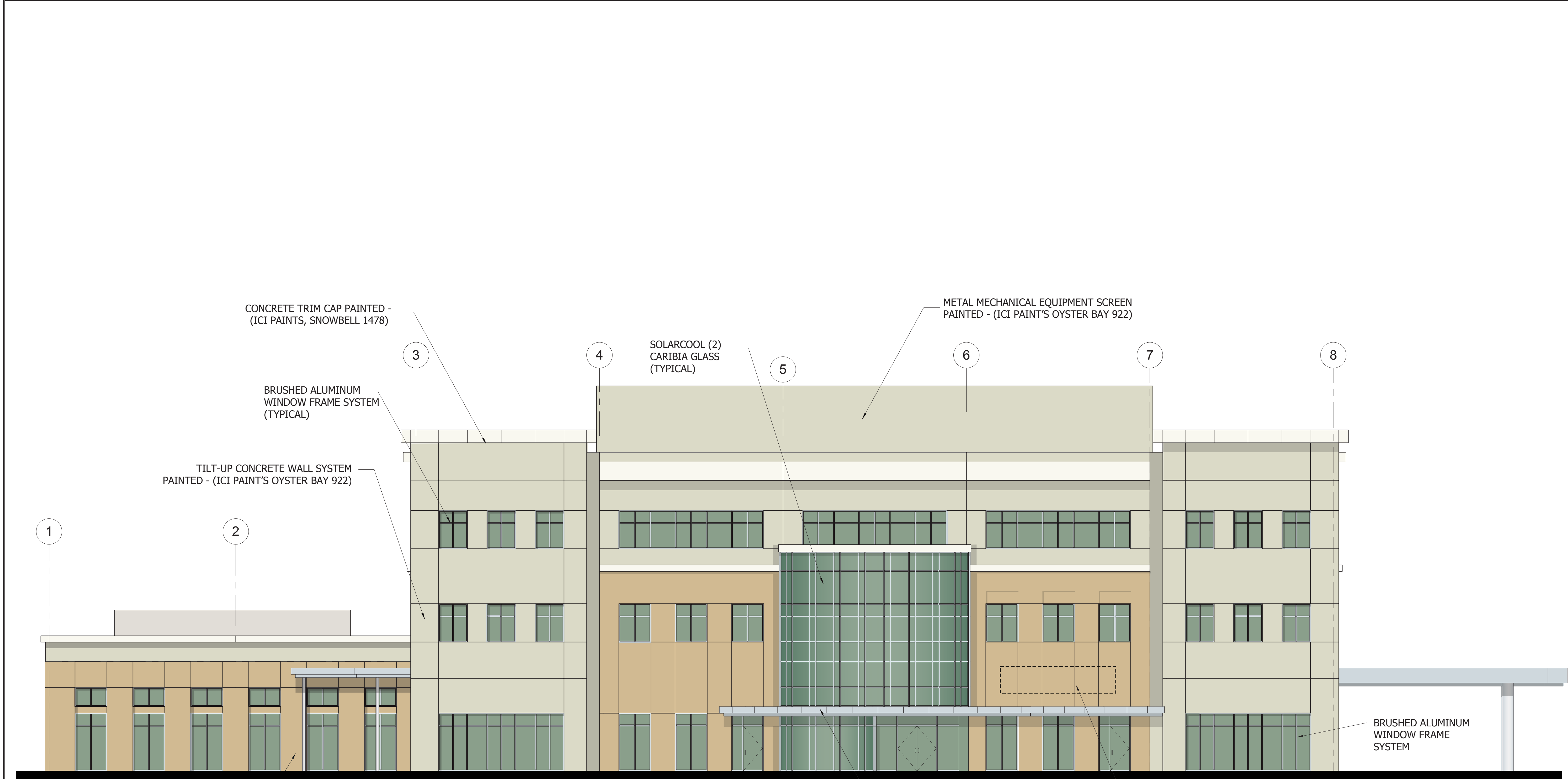
AGENCY APPROVAL

REVISIONS

SOUTH EXTERIOR ELEVATION CITY SUBMITTAL

DATE: ANOVA JOB NUMBER: 10-120
ISSUE DATE: SHEET NUMBER:

A7.1.4



① SOUTH
1/8" = 1'-0"

TILT-UP CONCRETE WALL SYSTEM PAINTED - (ICI PAINT'S DAPPER TAN 479)

CONCRETE TRIM CAP PAINTED - (ICI PAINTS, SNOWBELL 1478)

BRUSHED ALUMINUM WINDOW FRAME SYSTEM (TYPICAL)

TILT-UP CONCRETE WALL SYSTEM PAINTED - (ICI PAINT'S OYSTER BAY 922)

SOLARCOOL (2) CARIBIA GLASS (TYPICAL)

METAL MECHANICAL EQUIPMENT SCREEN PAINTED - (ICI PAINT'S OYSTER BAY 922)

BRUSH ALUMINUM FINISH COMPOSITE PANEL SKIN SUNSHADE

SIGNAGE #2

BRUSHED ALUMINUM WINDOW FRAME SYSTEM

CONSULTANT

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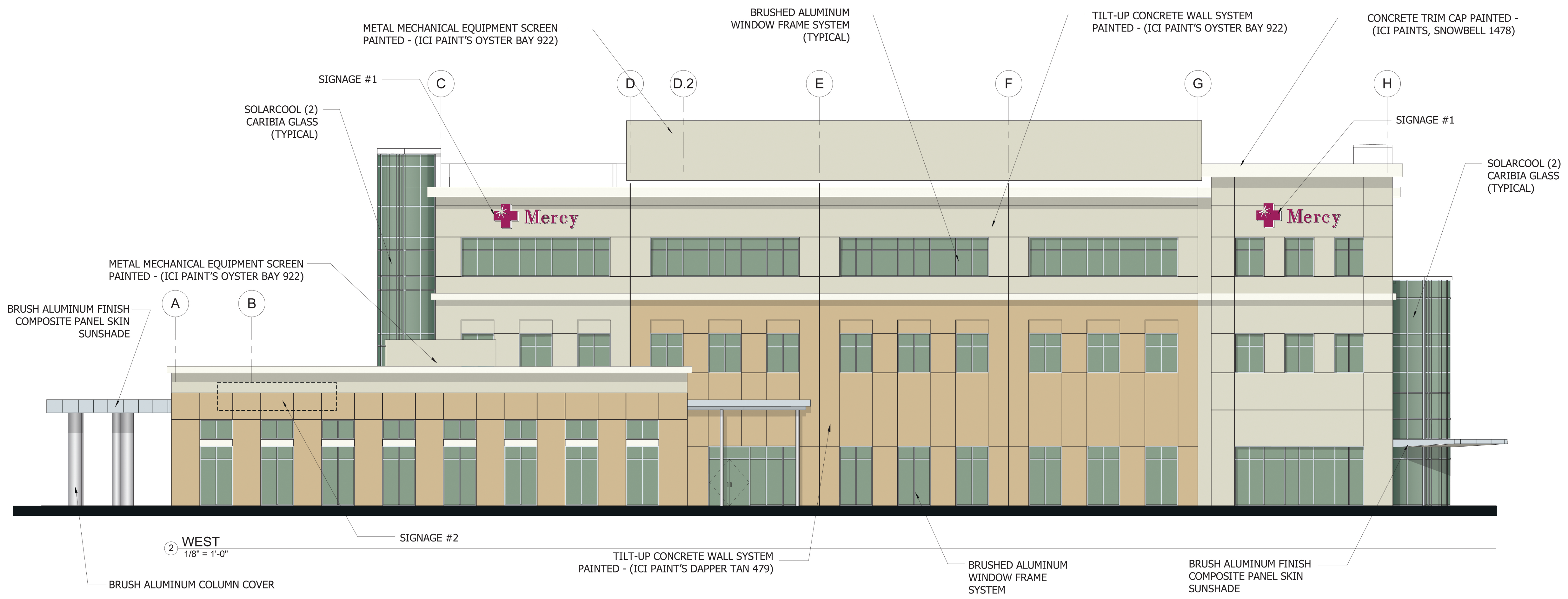


PANATTONI CONSTRUCTION
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Medical Office Building

Preliminary Design

AGENCY APPROVAL

REVISIONS

SHEET TITLE
WEST EXTERIOR ELEVATION CITY SUBMITTAL

DATE	ANNOVA JOB NUMBER
Issue Date	10-120
ARCHITECT	SHEET NUMBER

A7.1.4

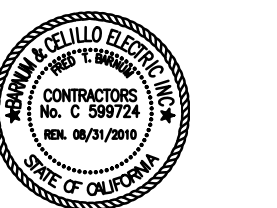
CONSULTANT

BARNUM & CULLIO



ELECTRIC, INC.
A Division of Commercial
CONTRACTORS
CORPORATE HEADQUARTERS
3600 Taylor Street Suite #5
Sacramento, CA 95826
PH (916) 441-7200 FAX (916) 441-7200
License #28774

COMMERCIAL ELECTRICAL
& CONTRACTING SERVICES
SINCE 1980



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OWNER/BUILDER



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RANCHO CORDOVA, CA 95670
(916) 851-2000

**MEDICAL OFFICE BUILDING
ELK GROVE, CA**

PLANNING SUBMITTAL PACKAGE

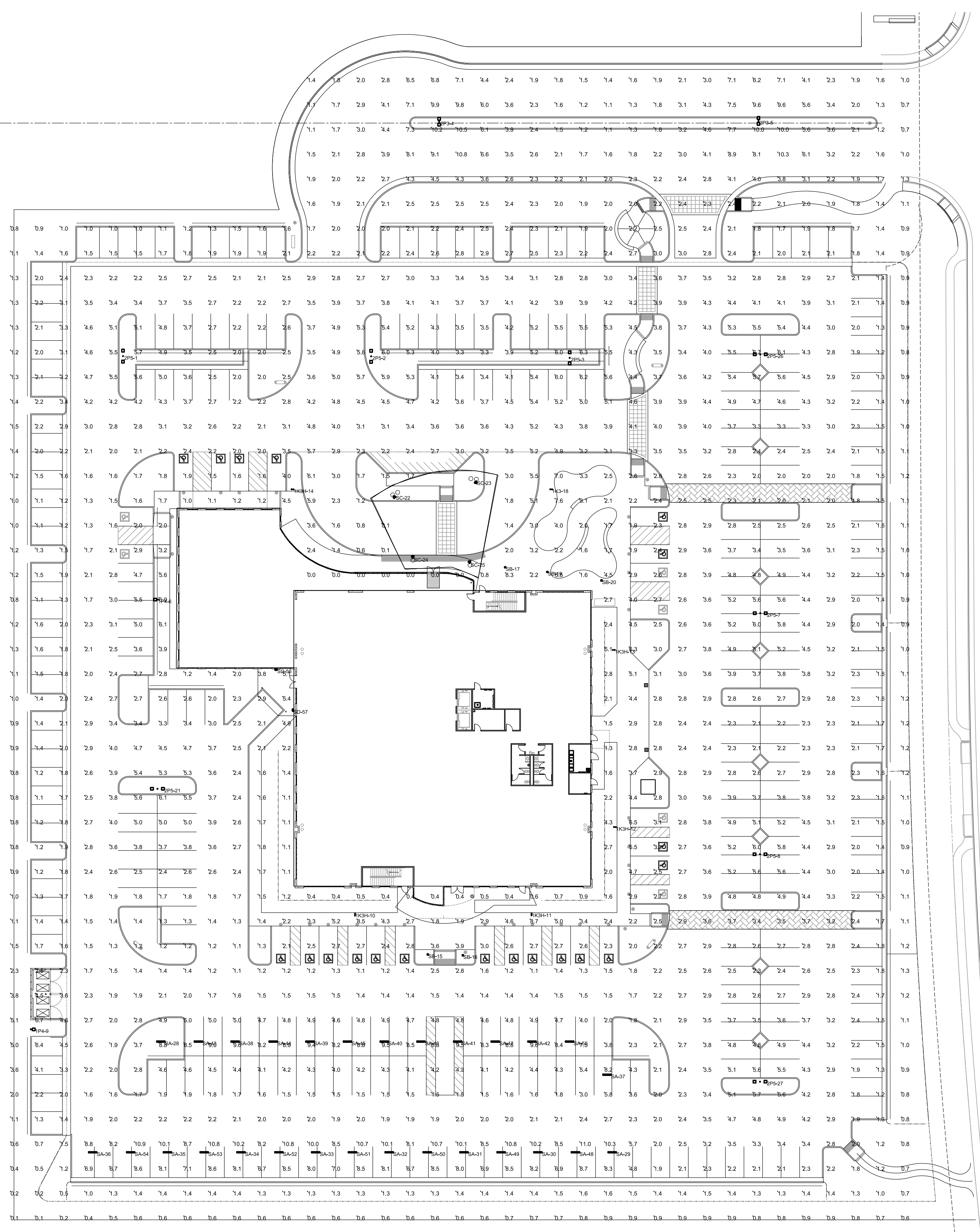
AGENCY APPROVAL

REVISIONS

**SITE PLAN -
PHOTOMETRIC
PRINT OUT**

PROJECT NUMBER 3808S
DATE 6-4-10
SCALE NOTED
DRAWN LHS
CHECKED SJ

ARCHITECT SHEET NUMBER



STATISTICS

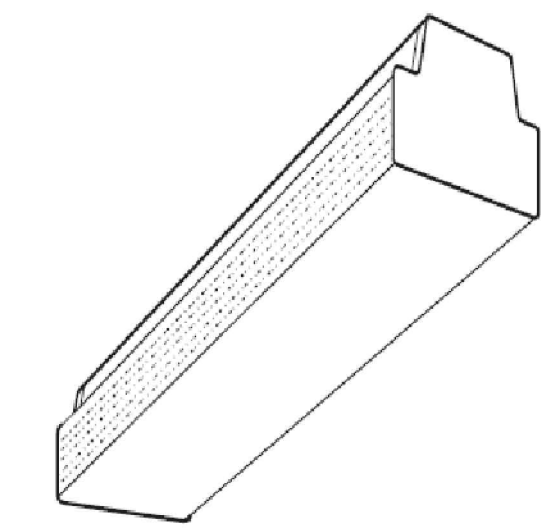
Description	Symbol	Avg	Max	Min	MaxMin	AvgMin
Calc Zone #3	+	3.0 fc	11.0 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Group Number	Description	Lamp	File	Lumens	LLF	Watts
□	1P4	2	CM4H0V4C	MEDALLION RECTANGULAR AREA LIGHT TYPE IV REFLECTOR CLEAR CONVEX GLASS LENS	400W CLEAR ED28 METAL HALIDE, VERTICAL POSITION	L4395C.mlx	36000	0.81	455
□	2P3	2	CM4H0V4SF	MEDALLION RECTANGULAR AREA LIGHT TYPE III REFLECTOR CLEAR CONVEX GLASS LENS	400W CLEAR ED28 METAL HALIDE, HORIZONTAL POSITION	L4890C.mlx	36000	0.81	910
□	2P5	8	CM4H0V4SC	MEDALLION RECTANGULAR AREA LIGHT TYPE V REFLECTOR CLEAR CONVEX GLASS LENS	400-WATT CLEAR ED-28 PULSE START METAL HALIDE, VERTICAL POSITION	L5070C.mlx	44000	0.81	910
□	1K3	1	CC17K317SMH-ED17	CURVILINEAR CUTOFF SERIES DIE CAST ALUM. REFLECTOR SYSTEM WITH SPECULAR PANELS SPAN ALUM. HOUSING AND CAST LENS FRAME CLEAR CONVEX GLASS LENS	175 WATT CLEAR MH ED17 AMBULANCE LAMP, HORIZONTAL POSITION, RATED AT 12000 INITIAL LUMENS	cc17k3-175m.mlx	14000	0.81	190
□	1K3H	5	CC17K317SMH-ED17FCGLNS	CURVILINEAR CUTOFF SERIES DIE CAST ALUM. REFLECTOR SYSTEM WITH SPECULAR PANELS SPAN ALUM. HOUSING AND CAST LENS FRAME CLEAR CONVEX GLASS LENS AND HOUSING SHIELD	175 WATT CLEAR MH ED17 AMBULANCE LAMP, HORIZONTAL POSITION, RATED AT 12000 INITIAL LUMENS	cc17k3-175m.mlx	14000	0.81	190
□	SB	5	VONDA BOLLARD	BOLLARD	1-70W MH	VB04E.mlx	5600	0.81	88
□	SC	4	ARBA	WITH ANTI-REFLECTAL BALLAST	1-150W MH	w150E.mlx	12500	0.81	175
□	SA	28	RO4-254-E	PT 1/8" DIA 7' X 48" LAMP WITH HOUSING AND ACRYLIC PRISMED LENS	2-54T5 HO	11013E.mlx	4400	0.81	110
□	SD	2	19A-WT-17SMH	CLEAR FLAT GLASS LENS	CLEAR 175W MH LED, PREHEATED TO 1000 LUMENS	19A17M.mlx	5200	0.81	210

LUMINAIRE LOCATIONS

No.	Label	Z	MH	Orientation	TI
1	2P5	28.0	28.0	180.0	0.0
2	2P5	28.0	28.0	180.0	0.0
3	2P5	28.0	28.0	0.0	0.0
4	2P5	28.0	28.0	180.0	0.0
5	2P5	28.0	28.0	180.0	0.0
6	1P4	28.0	28.0	-90.0	0.0
7	2P5	28.0	28.0	-90.0	0.0
8	2P5	28.0	28.0	-90.0	0.0
9	1P4	28.0	28.0	91.7	0.0
10	1K3H	14.0	14.0	180.0	0.0
11	1K3H	14.0	14.0	180.0	0.0
12	1K3H	14.0	14.0	90.0	0.0
13	1K3H	14.0	14.0	90.0	0.0
14	1K3H	14.0	14.0	90.0	0.0
15	SB	3.0	3.0	90.0	0.0
16	SB	3.0	3.0	90.0	0.0
17	SB	3.0	3.0	90.0	0.0
18	1K3	14.0	14.0	-90.0	0.0
19	SB	3.0	3.0	90.0	0.0
20	SB	3.0	3.0	90.0	0.0
21	2P5	28.0	28.0	-90.0	0.0
22	SC	14.0	14.0	141.0	0.0
23	SC	14.0	14.0	196.1	0.0
24	SC	14.0	14.0	0.0	0.0
25	SC	14.0	14.0	-4.6	0.0
26	2P5	28.0	28.0	-90.0	0.0
27	2P5	28.0	28.0	-90.0	0.0
28	SA	11.5	11.5	-90.0	0.0
29	SA	11.5	11.5	-90.0	0.0
30	SA	11.5	11.5	-90.0	0.0
31	SA	11.5	11.5	-90.0	0.0
32	SA	11.5	11.5	-90.0	0.0
33	SA	11.5	11.5	-90.0	0.0
34	SA	11.5	11.5	-90.0	0.0
35	SA	11.5	11.5	-90.0	0.0
36	SA	11.5	11.5	-90.0	0.0
37	SA	15.0	15.0	-90.0	0.0
38	SA	15.0	15.0	-90.0	0.0
39	SA	15.0	15.0	-90.0	0.0
40	SA	15.0	15.0	-90.0	0.0
41	SA	15.0	15.0	-90.0	0.0
42	SA	15.0	15.0	-90.0	0.0
43	SA	15.0	15.0	-90.0	0.0
44	SA	15.0	15.0	-90.0	0.0
45	SA	15.0	15.0	-90.0	0.0
46	SA	15.0	15.0	-90.0	0.0
47	SA	15.0	15.0	-90.0	0.0
48	SA	11.5	11.5	-90.0	0.0
49	SA	11.5	11.5	-90.0	0.0
50	SA	11.5	11.5	-90.0	0.0
51	SA	11.5	11.5	-90.0	0.0
52	SA	11.5	11.5	-90.0	0.0
53	SA	11.5	11.5	-90.0	0.0
54	SA	11.5	11.5	-90.0	0.0
55	SA	15.0	15.0	-90.0	0.0
56	SD	12.0	12.0	180.0	0.0
57	SD	12.0	12.0	-90.0	0.0



TYPE A
REFER TO LUMINAIRE LOCATIONS FOR MOUNTING HEIGHT



TYPE 1P4, 2P3, 2P5
MAX. MOUNTING HEIGHT 28'-0"



TYPE 1K3, 1K3H
MAX. MOUNTING HEIGHT 14'-0"



TYPE SD
MOUNTING HEIGHT 12'-0"

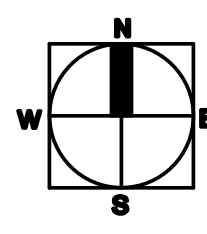


TYPE SC
MOUNTING HEIGHT 14'-0"



VBN Series
Vonda Bollard - No Uplight

TYPE BL
MAX. MOUNTING HEIGHT 3'-0"



SITE PLAN-PHOTOMETRIC PRINT OUT

SCALE: 1" = 30'-0"



8401 Laguna Palms Way • Elk Grove, California 95758
Tel: 916.683.7111 • Fax: 916.691.3175 • www.elkgrovecity.org

City of Elk Grove Planning Commission Notice of Public Hearing

Dated: July 23, 2010

NOTICE is hereby given that on **August 5, 2010 at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the Planning Commission of the City of Elk Grove will hold a Public Hearing at the **Elk Grove City Hall, located at 8400 Laguna Palms Way, Elk Grove**, to consider the following applications.

CATHOLIC HEALTHCARE WEST MEDICAL OFFICE BUILDING – DEISIGN REVIEW AND UNIFORM SIGN PROGRAM (EG-10-036):

REQUEST: The project consists of a Design Review and Uniform Sign Program for development of a 65,000 square foot medical office building, including review of site plan, architecture, landscaping, and signage.

OWNER:
Panattoni Construction Inc.
Mr. Steve Soderberg
8775 Folsom Boulevard
Sacramento, CA 95826

APPLICANT:
Catholic Healthcare West
Mr. Karl Silberstein
3400 Data Drive
Rancho Cordova, CA 95670

LOCATION/APN: South of Elk Grove Boulevard, on the western side of the future extension of Wymark Drive, north of Civic Center Drive; APNs: 132-2120-006, -008

ZONING: Shopping Center (SC)

ENVIRONMENTAL: The project is exempt from the provisions of CEQA under Section 15183 of Title 14 of the California Code of Regulations.

PROJECT: Jessica Shalamunec, 916.478.2246

PLANNER:

NOTICE REGARDING APPEALS

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Planning Director must be filed with the City Clerk no later than ten (10) calendar days after the day on which the final action was taken, along with the appropriate fee.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (916) 478-3620. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

For more information: Planning Commission Secretary (916) 478-3620 or skyles@elkgrovecity.org