



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

STAFF REPORT
December 14, 2006

Honorable Members of the Planning Commission

Subject: A request to expand the existing hospital emergency department of Methodist Hospital and establish a temporary off-site parking lot. (P06-132)

- A. **Environmental Determination:** Categorically Exempt: CEQA Guidelines Section 15332;
- B. **Special Permit Modification** to expand the emergency department of an existing $\pm 169,074$ square foot hospital by $\pm 12,000$ square feet;
- C. **Special Permit** to allow an off-site, 258 space temporary parking lot ;
- D. **Variance** to waive shading requirements for a temporary 258 space parking lot.

Location/Council District:

7500 Hospital Drive, Sacramento, CA 95823

Assessor's Parcel Number: 117-0181-036

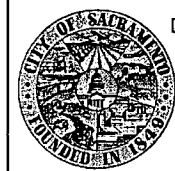
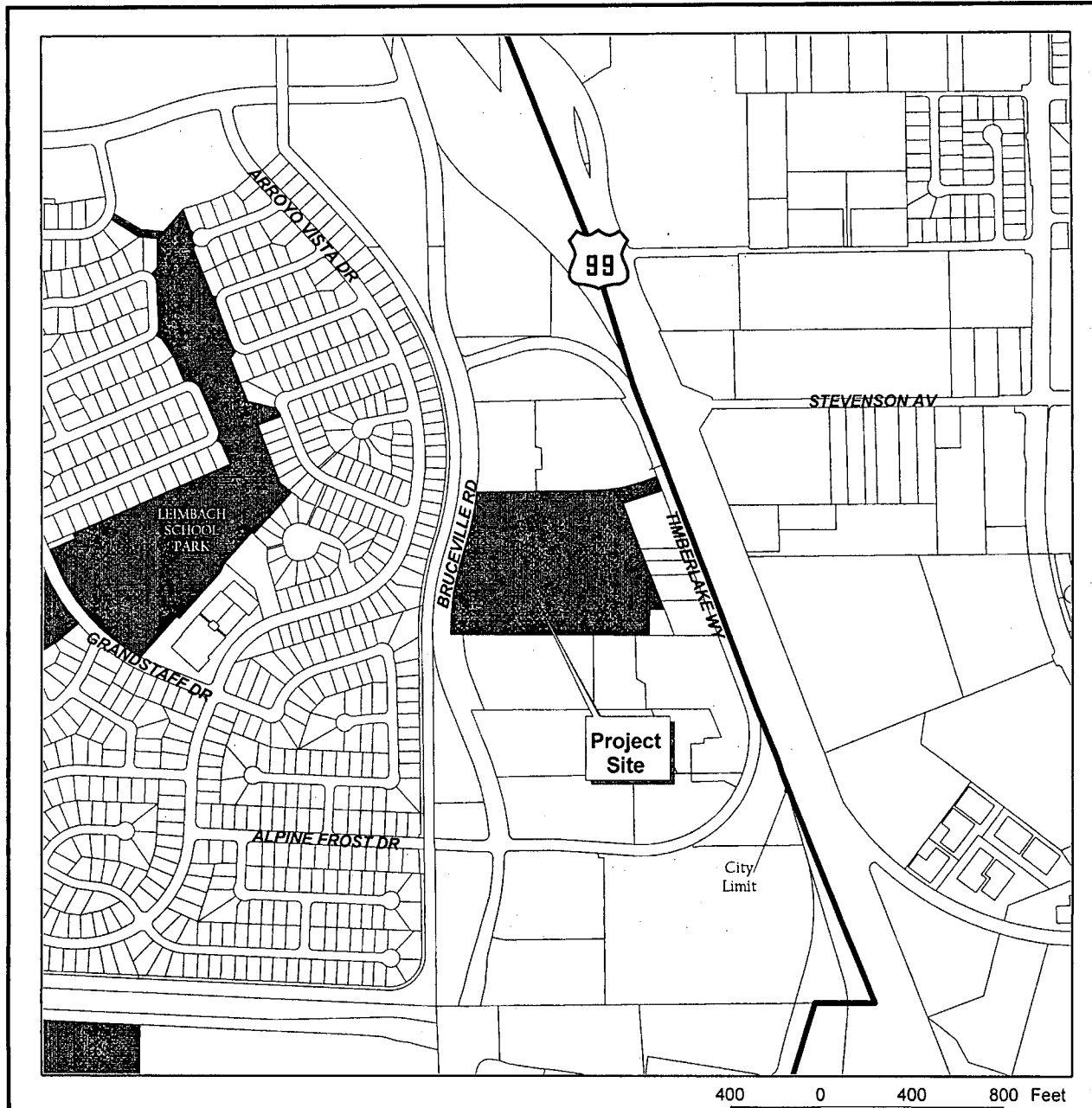
Council District 8

Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A-D above, and its decision may be appealed to the City Council.

Contact: Kimberly Kaufmann-Brisby, Associate Planner, (916) 808-5590

Applicant: Marc N. Davidson - Hammel, Green, and Abrahamson, 1880 Century Park East, Suite 608, Los Angeles, CA 90067, (310) 557-7626

Owner: Methodist Hospital, 7500 Hospital Drive, Sacramento, CA 95823, (916) 423-3000



Development Services
Department

Geographic
Information
Systems

**Vicinity Map
for
Methodist Hospital
Emergency Department
Expansion**



P06-132

Summary: The proposed Methodist Hospital Emergency Department and Trauma Center Expansion project is planned to accommodate current and projected population growth in the hospital's service area. The expansion would include the addition of approximately 12,000 square feet and the renovation of an existing 10,000 square feet. In addition, the applicant proposes to expand an existing 212 space off-site parking lot by 46 spaces and to reestablish the off-site temporary parking lot use. The applicant proposes to forgo the required shading until the next phase of the hospital's Master Plan is implemented and the parking lot will be reconfigured permanent with all required shading. There has been no opposition to the project and it is not considered to be controversial.

| Table 1: Project Information |
|--|
| General Plan designation: Hospital |
| South Sacramento Community Plan designation: Hospital |
| Methodist Hospital PUD designation (if applicable): Hospital |
| Existing zoning of site: H-PUD (Methodist Hospital Planned Unit Development) |
| Existing use of site: Methodist Hospital |
| Property area: ±10.9 acres |

Background Information: On January 12, 1965, the Planning Commission approved the development of Methodist Hospital and the establishment of the Planned Unit Development (P2127). The Methodist Hospital Planned Unit Development was approved for expansion in April of 1984 (P84-095). A Special Permit allowing the development of a 34,000 square foot perinatal unit was approved in January of 1992 (P91-262). A Special Permit Modification to expand the perinatal unit to 58,000 square feet and to expand the allowable uses from exclusively perinatal to include radiological and diagnostic departments, and the addition of a 218 space temporary parking lot was approved in December of 1993 (P93-106). No additional records of planning approvals pertinent to this application were found.

Public/Neighborhood Outreach and Comments: Early Project Notification packets were routed to the North Laguna Creek Neighborhood Association, the Regency Place Homeowner's Association, the Wood Park Neighborhood Association, and Lori and John Fitzgerald. The Regency Place Homeowner's Association responded in favor of the proposed expansion. To date, no other associations or individuals have responded regarding the project.

Environmental Considerations: The proposed project is exempt from environmental review pursuant to CEQA Guidelines Section 15332. Section 15332 exempts projects such as the current application, as "in-fill development," because the proposed project "...is consistent with the General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations."

The proposed development is within city limits on a site of less than five acres that is substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the site is adequately served by all required utilities and public services.

Policy Considerations: The proposed project is consistent with the land use designations and applicable policies of the General Plan and South Sacramento Community Plan. The facility is consistent with the General Plan goal to support a balanced system of quality medical facilities.

Project Design:

The proposed expansion is consistent with the Methodist Hospital PUD schematic plan. The applicant proposes to both expand and renovate the existing Emergency Department. Approximately 12,000 square feet will be added to the center while the renovation will occur with the existing 10,000 square foot emergency center. The architectural vocabulary of the existing facility will be maintained through the use of the same building materials. The site work and landscaping would be designed to establish continuity with the existing center. The emergency department and trauma center addition is consistent with the schematic plan and is needed for a growing community.

The temporary parking lot is located in an area slated for additional hospital expansion within the next five to eight years. The existing parking lot has 218 parking spaces and an additional 46 spaces are proposed. In reconfiguring and expanding the parking lot, six of the existing spaces will be lost and the net will equal 258 parking spaces.

There are no issues related to either the building design or the expansion and re-establishment of the temporary parking lot. Waiving the shading requirement for the temporary parking lot makes sense in this instance because the hospital expansion is anticipated to grow into the parking area within five to seven years at which time a reconfigured permanent parking lot with adequate shading is planned for the site.

Land Use

The applicant proposes to expand an existing emergency department, for which a special permit was issued (P2127). Any increase in hospital area requires the approval of a modification of the special permit (Section 17.212.070[C1]). In this instance, because the proposed floor area increase is less the 10 percent of the gross floor area previously approved, the modification is considered to be a minor modification to the special permit.

The applicant proposes to re-establish and expand the existing off-site parking lot use. The applicant anticipates the lot would be used for five to seven years after which time the parking lot would be reconfigured into a permanent lot with tree shading and a three story medical office building. Section 17.64.010(A1a) of the Zoning Code permits the establishment of off-site parking lots under the same ownership as the primary project with the approval of a special permit. Because the originally approved special permit for

the temporary parking lot has expired (P93-106), the approval of a new special permit is required.

In evaluating special permit proposals of this type, the Commission is required to make the following findings:

- A. A special permit shall be granted upon sound principles of land use.

Staff finds that the proposed emergency department expansion is appropriate in that the expansion is compatible with the surrounding hospital and medical office uses. The temporary parking lot use is appropriate because the parking lot will replace spaces lost in the emergency department parking lot which will be virtually eliminated with the emergency department's expansion and the parking lot is a necessary ancillary use for the hospital. The temporary nature of the permit is appropriate because the Methodist Hospital's Master Plan Study shows the temporary parking lot being reconfigured when the additional planned expansion occurs. The use is currently compatible but as the expansion occurs the lot is planned to be reconfigured for medical office and a permanent parking lot.

- B. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

In this instance, the emergency department expansion will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking, circulation, and open space will be provided. With regard to the off-site temporary parking lot, staff finds the parking lot will provide parking that will be eliminated with the emergency department expansion. Staff finds the proposed off-site temporary parking lot, located in a hospital zone, for use by hospital visitors and employees, is setback appropriately from Bruceville Road, is surrounded by medical uses, and not adjacent to any residential uses and is an appropriate use for the expanding hospital.

- C. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed project is consistent with the General Plan goal to support a balanced system of quality medical facilities.

The applicant proposes to develop the temporary parking lot without the required shading because the planned parking lot use would be temporary as would be the loss of shading. A variance shall be required pursuant to Chapter 17.216 of the Zoning Code if the shading requirement cannot be met.

The following findings must be made in order to grant a variance:

- A. A variance cannot be a special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances.

It is anticipated the temporary parking lot use will be replaced within five years to seven years. The additional hospital expansion and a reconfigured and permanently shaded parking lot is then proposed for the site. Staff finds this constitutes a unique hardship that justifies relief from the shading requirement for the temporary parking lot.

- B. The consideration of "use variances" is specifically prohibited. These are variances which request approval to locate a use in a zone from which it is prohibited by ordinance.

No use variance is requested; the proposed parking lot use is permitted subject to the granting of a special permit.

- C. A variance must not be injurious to public welfare, nor to property in the vicinity of the applicant.

The entirety of the temporary parking lot plus a buffer of vacant land between the parking lot and Bruceville Road is within the Methodist Hospital Planned Unit Development and is surrounded by hospital and medical office uses. The granting of the variance would not adversely affect neighbors or neighboring properties.

- D. A variance must be in harmony with the general purpose and intent of the zoning code. It must not adversely affect the general plan or specific plans of the city, or the open space zoning regulations.

The proposed development is otherwise consistent with the zoning regulations in that the safety and proper functioning of the parking lot is not impaired. The proposal does not violate any applicable general plan policies.

Because of this unique hardship and the absence of harm to public safety, staff supports the variance from the 50 percent shading requirement.

Access, Circulation and Parking

The 218 space temporary parking lot, located south of the hospital, was constructed in 1993-1994. The lot was constructed to replace parking spaces lost due to the hospital's perinatal unit construction, and the off-site parking lot's special permit was valid for three years after which the special permit expired, thus requiring a new special permit for an off-site parking lot.

The on-site roadway access to the parking lot remains the same. The applicant proposes to reconfigure a portion of the parking lot to facilitate the addition of 46 spaces. With the reconfiguration a net loss of six spaces is anticipated, the total number of parking spaces would be 258 spaces.

Staff have reviewed the temporary parking lot proposal and found it to comply with all applicable city policies related to facilities and infrastructure, and have included conditions to ensure adequate drainage capacity. The parking lot will have a time limit

condition imposed on the use and will be conditioned to be retrofitted with tree shading, should a time extension of the parking lot use be applied for and granted.

| Table 2: Parking | | | |
|-------------------------|-------------------------|-------------------------|-------------------|
| Use | Required Parking | Proposed Parking | Difference |
| Hospital | 592 spaces | 604 spaces | +12 spaces |

As indicated above, the project meets and exceeds parking requirements.

Setbacks, height and bulk

| Table 3: Height and area standards | | | |
|---|-------------------------|-----------------|-------------------|
| Standard | Allowed/Required | Proposed | Deviation? |
| Height | 45' | ±21' | no |
| Front setback | 25' | ±60' | no |
| Side setback | 10' | ±70' | no |
| Street side setback | na | na | na |
| Rear setback | 15' | ±190' | no |
| Lot coverage | No requirement | | |

As indicated above, the project meets or exceeds all applicable height and area requirements.

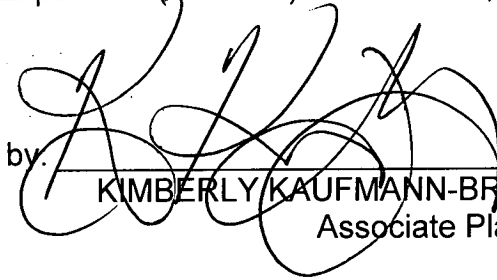
Building design, signage and landscaping

The proposed expansion is consistent with the Methodist Hospital PUD schematic plan. The applicant proposes to both expand and renovate the existing Emergency Department. Approximately 12,000 square feet will be added to the center while the renovation will occur within the existing 10,000 square foot emergency center. The architectural vocabulary of the existing facility will be maintained through the use of the same building materials. The site work and landscaping are designed to establish continuity with the existing center.

Subject: Methodist Hospital Emergency Center Expansion (P06-132)

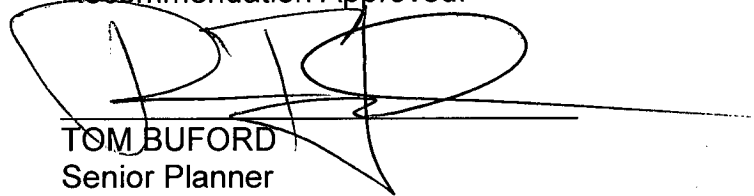
Dec. 14, 2006

Respectfully submitted by



KIMBERLY KAUFMANN-BRISBY
Associate Planner

Recommendation Approved:



TOM BUFORD
Senior Planner

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Proposed Findings and Conditions

Findings Of Fact

- A. Environmental Determination:** Categorical Exemption: the City Planning Commission finds and determines the proposed project is exempt from environmental review pursuant to Section 15332 of the 2006 California Quality Act and Guidelines based on the following Findings of Fact:
1. The project is consistent with the General Plan designation of Hospital, the South Sacramento Community Plan designation of Hospital, and the zoning designation of Hospital (H);
 2. The project consists of less than five acres, is within the city limits and is surrounded by urban uses;
 3. The project site has no value as habitat for endangered, rare, or threatened species;
 4. The site can be adequately served by all required utilities and public services; and
 5. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- B. The Special Permit Modification** to expand the emergency department of an existing $\pm 169,074$ square foot hospital by $\pm 12,000$ square feet is approved subject to the following Findings of Fact and Conditions of Approval:
1. The project, as conditioned, is based upon sound principles of land use in that the proposed emergency room expansion is compatible with the surrounding hospital and medical office uses.
 2. The proposed use is consistent with the objectives of the City of Sacramento General Plan goal to support a balanced system of quality medical facilities.
 3. The proposed use would not be detrimental to the public health, safety and welfare, nor result in a public nuisance in that adequate parking, circulation, and open space have been provided.
- C. The Special Permit** to allow an off-site 258 space temporary parking lot is approved subject to the following Findings of Fact and Conditions of Approval:
1. Granting the Special Permit is based upon sound principles of land use in that the proposed temporary parking lot is not expected to be in existence

for more than five to seven years and it would replace parking spaces eliminated in the course of expanding the emergency department. The temporary nature of the permit is appropriate because the Methodist Hospital's Master Plan Study shows the temporary parking lot being reconfigured when the additional planned expansion occurs. The use is currently compatible but as the expansion occurs the lot is planned to be reconfigured for medical office and a permanent parking lot.

2. The project will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking would be provided onsite.
3. The proposed project is consistent with the General Plan and South Sacramento Community Plan which designates the site for Hospital use.

C. The **Variance** to waive shading requirements for a temporary 258 space parking lot is approved subject to the following Findings of Fact and Conditions of Approval:

1. The variance is not a special privilege extended to one individual property owner. The circumstances are such that the same variance would be appropriate for any property owner facing similar circumstances.

The temporary parking lot use will be replaced within five to seven years. The additional hospital expansion and a reconfigured and permanently shaded parking lot is then proposed for the site. Staff finds this constitutes a unique hardship that justifies relief from the shading requirement for the temporary parking lot.

2. The variance does not constitute a use variance. The proposed off-site parking lot use is permitted subject to the granting of a special permit.
3. The variance is not injurious to public welfare, nor to property in the vicinity of the applicant. The entirety of the temporary parking lot is within the Methodist Hospital Planned Unit Development and is surrounded by hospital and medical office uses.
4. The variance is in harmony with the general purpose and intent of the zoning code. It does not adversely affect the general plan or specific plans of the city, or the open space zoning regulations.

The proposed development is otherwise consistent with the zoning regulations in that the safety and proper functioning of the parking lot is not impaired with the exclusion of shading. The proposal does not violate any applicable general plan policies.

Conditions Of Approval

B. The **Special Permit Modification** to expand the emergency department of an existing ±169,074 square foot hospital by ±12,000 square feet is hereby approved subject to the following conditions:

B1. Current Planning

- a. The Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- b. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.
- c. Unless specified by any condition below, this project shall be developed and constructed in full compliance with the Zoning Code.

B2. Development Engineering

- a. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.
- b. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along Bruceville Road per City standards to the satisfaction of the Development Engineering Division.
- c. All driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.
- d. The site plan shall conform to A.D.A. requirements in all respects.
- e. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Code).
- f. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

B3. Utilities

The following are conditions to be placed on the **Special Permit Major Modification** to expand the emergency department of an existing ±169,074 square foot hospital that shall be approved by the Department of Utilities prior to issuance of a building permit.

- a. Only one domestic water service is allowed per parcel. Any new domestic water service must be metered.
- b. The proposed development is located within County Sanitation District No. 1 (CSD-1). Satisfy all CSD-1 requirements.
- c. The parcel shall be graded so that drainage does not cross property lines.
- d. An onsite surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All onsite systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedure Manual).
- e. There is an existing 30"/36" drainage main along the south property line and a 5' Drainage Easement (adjacent property where the proposed parking space is located). Prior to design, the applicant shall verify the exact location of all City utilities. The applicant is responsible for the protection and repair of the City drainage main during construction of the proposed work. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.
- f. Per City Code section 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of water, sewer or drainage pipelines or anywhere within the associated utility easements, unless approved by the director upon execution of a hold harmless agreement approved by the City Attorney.
- g. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- h. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project.

site during construction.

- i. Post construction, storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required for this project. This will not affect site design. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest version of the "Guidance Manual for On-Site Storm Water Quality Control Measures" for appropriate source control measures.

Advisory Notes for the Special Permit Major Modification:

- j. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
- k. The proposed project is located in the Flood zone designated as **Shaded X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.

B4. Fire Department Advisories

- a. An automatic fire sprinkler system shall be installed and equipped with an electronic monitoring system in every building where there is an addition to the floor area in existence on the effective date of this ordinance of 20 percent or more and the aggregate floor area of the building exceeds 4,999 square feet. City Code 15.36.1003
- b. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- c. All turning radius shall be designed as 35 feet inside and 55 feet outside.
Note: The parking lot layout within the new construction area does not meet this requirement as currently designed.
- d. A Water Supply Test must be requested by the project applicant for all projects involving the construction of new commercial buildings, additions to commercial buildings, or four or more residential units. Contact the Utilities Department at 808-7065.
- e. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

- f. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.
- g. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)
- h. Provide appropriate Knox access for site.

B5. Solid Waste

- a. This project shall divert 90% of construction waste. The project proponent shall plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The developer shall submit the following information to the Solid Waste Division:
 - Method of recovery
 - Hauler information
 - Disposal facility
 - Diversion percentage
 - Weigh tickets documenting disposal and diversion.

Solid Waste Advisories

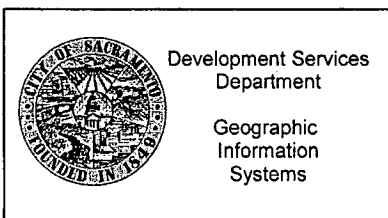
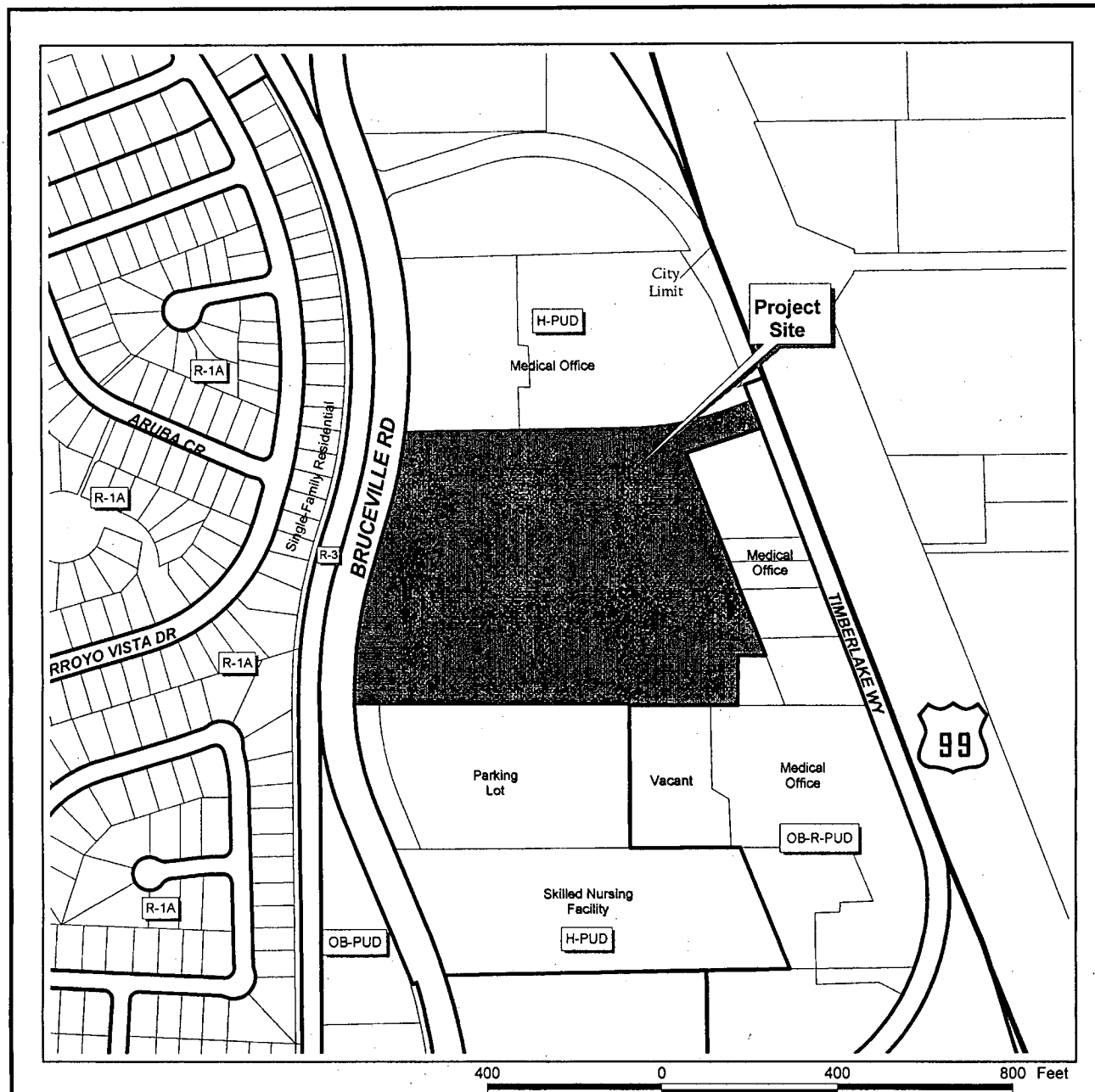
The applicant should also consider:

- The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance.
- Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal.
- Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package. The Solid Waste Division provides a variety of commercial services. They include commercial solid waste collection and disposal, commercial recycling, in-office recycling, and debris box services.

- C. The **Special Permit** to allow an off-site 258 space temporary parking lot is hereby approved subject to the following conditions:

1. The off-site temporary parking lot shall be used for no more than seven (7) years from the date of final project approval, anticipated to be December 14, 2013.
 2. The parking lot expansion shall be paved using standard paving as indicated on the submitted plan. The parking lot expansion shall also be surrounded by a six inch curb as shown on the Site Plan.
 3. No tree shading shall be required in the temporary parking lot however, should a time extension of the parking lot use be applied for and granted the parking lot shall be retrofitted with the required 50 percent tree shading, in compliance with the Zoning Code.
 4. At the time the parking lot is developed as a permanent use, all Zoning Code requirements shall be met.
- D. The **Variance** to waive shading requirements for a temporary 258 space parking lot is hereby approved subject to the following conditions:
1. The off-site temporary parking lot shall be used for no more than seven (7) years from the date of final project approval, anticipated to be December 14, 2013.
 2. No tree shading shall be required in the temporary parking lot for seven (7) years from the date of project approval, anticipated to be December 14, 2013. Should a time extension of the temporary parking lot use be applied for and granted the parking lot shall be retrofitted with the required 50 percent tree shading, in compliance with the Zoning Ordinance.
 3. At the time the parking lot is developed as a permanent use, all Zoning Code requirements shall be met.

Land Use and Zoning Map



Development Services
Department

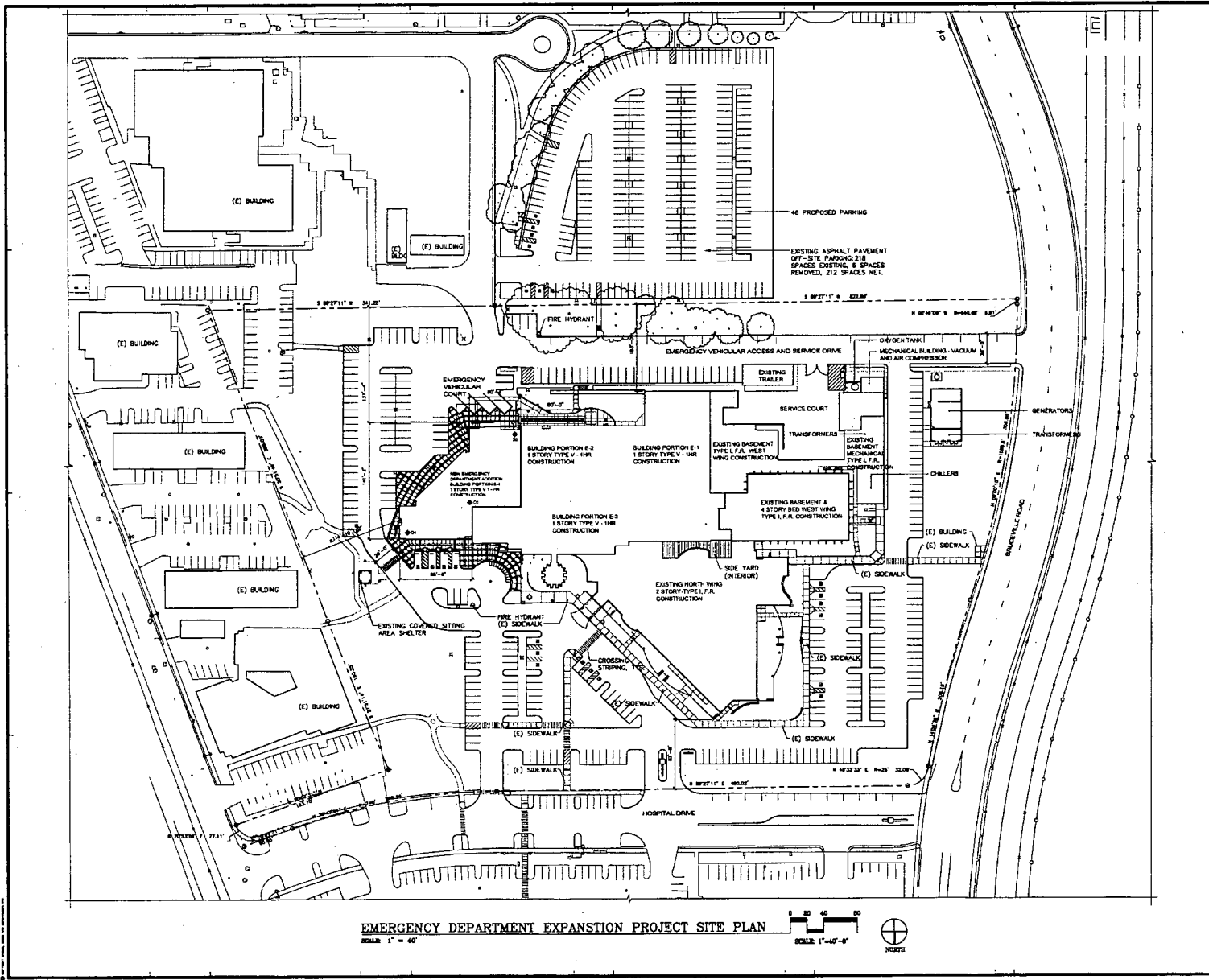
Geographic
Information
Systems

Methodist Hospital Emergency Department Expansion Land Use and Zoning



P06-132

Emergency Dept. Expansion Site Plan



18

CHW
METHODIST HOSPITAL
EMERGENCY DEPARTMENT & TRAUMA CENTER EXPANSION

2000 HOSPITAL DRIVE
MCKENNA, CALIFORNIA 95032

OWNER: CALIFORNIA HEALTH CARE REFORM BOARD
1000 SULLY DRIVE, SACRAMENTO, CA 95833
TEL: (916) 222-2000 FAX: (916) 222-2200

ARCHITECT: HARRIS, BOYD AND ASSOCIATES, INC.
1800 COLONY PARK BLVD., SUITE 300
LOS ANGELES, CALIFORNIA 90024
TEL: (310) 407-1000 FAX: (310) 407-1001

PROJECT MANAGER: ANDRES FACILITIES INC.
2000 HOSPITAL DRIVE, SUITE 200
MCKENNA, CALIFORNIA 95032
TEL: (916) 222-2000 FAX: (916) 222-2001

ENGINEER: WORTHEN & BYRDE, INC.
1700 WILSON ROAD, SUITE 200
SACRAMENTO, CALIFORNIA 95833
TEL: (916) 222-2000 FAX: (916) 222-2001

STRUCTURAL: DAVIS BRIDGES INC.
2000 HOSPITAL DRIVE, SUITE 200
MCKENNA, CALIFORNIA 95032
TEL: (916) 222-2000 FAX: (916) 222-2001

Mechanical: AMERICAN ASSOCIATES
2000 HOSPITAL DRIVE, SUITE 200
MCKENNA, CALIFORNIA 95032
TEL: (916) 222-2000 FAX: (916) 222-2001

ELECTRICAL: BOON ENGINEERING, INC.
2000 HOSPITAL DRIVE, SUITE 200
MCKENNA, CALIFORNIA 95032
TEL: (916) 222-2000 FAX: (916) 222-2001

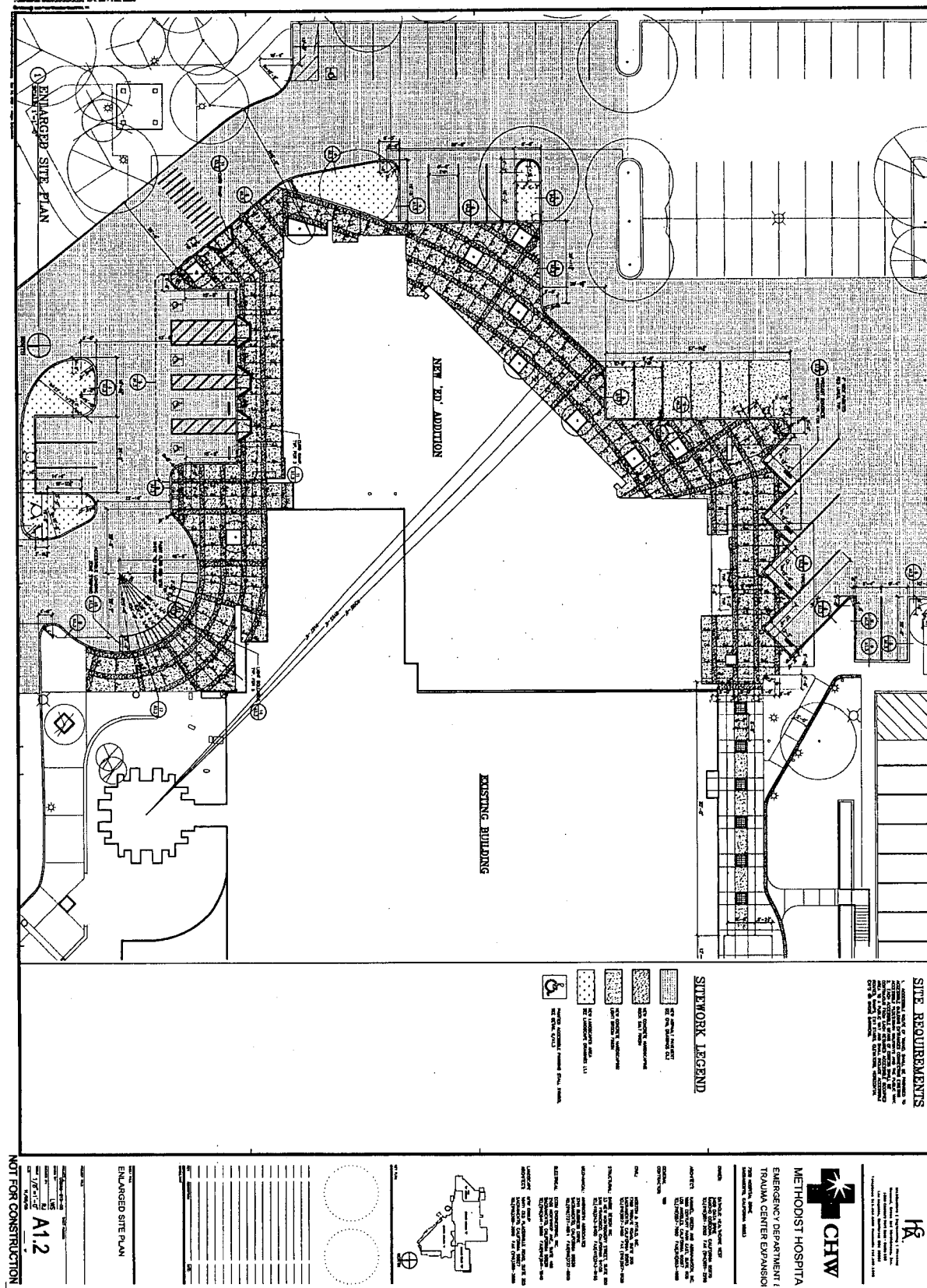
LANDSCAPE ARCHITECT: STEVEN BRIDGES
2000 HOSPITAL DRIVE, SUITE 200
MCKENNA, CALIFORNIA 95032
TEL: (916) 222-2000 FAX: (916) 222-2001

EMERGENCY DEPARTMENT EXPANSION PROJECT SITE PLAN

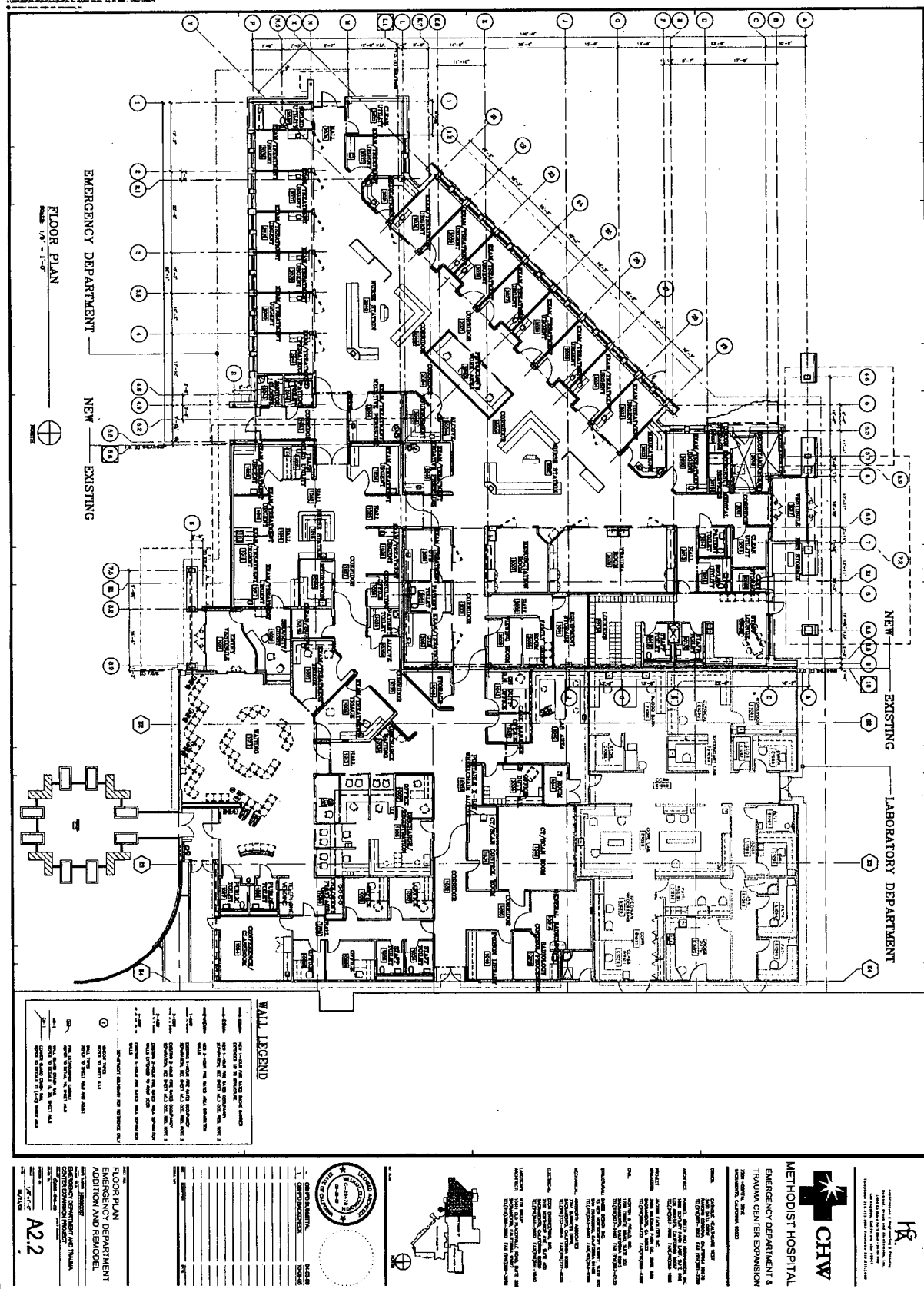
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PROJECT: EMERGENCY DEPARTMENT AND TRAUMA CENTER EXPANSION PROJECT
DRAWN: [Name]
CHECKED: [Name]
SCALE: 1" = 40'-0"

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Enlarged Site Plan



Floor Plan-Emergency Dept. Addition and Remodel



Exterior Elevations

