



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
March 13, 2008

Members of the Planning Commission

Subject: Heritage Oaks Hospital 2nd Phase (P07-143) A request to construct the second phase of an existing hospital by adding 49 beds in a 17,300 square foot new building in the hospital (H) zone.

- A. **Environmental Determination:** Categorical Exemption per CEQA 15332;
- B. **Special Permit** to construct the second phase of an existing hospital by adding 49 beds in a 17,300 square foot new building in the Hospital (H) zone;
- C. **Special Permit** to reduce the required parking.

Location/Council District:

4250 Auburn Blvd, Sacramento

Assessor's Parcel Number: 240-0240-015

Council District 2

Recommendation:

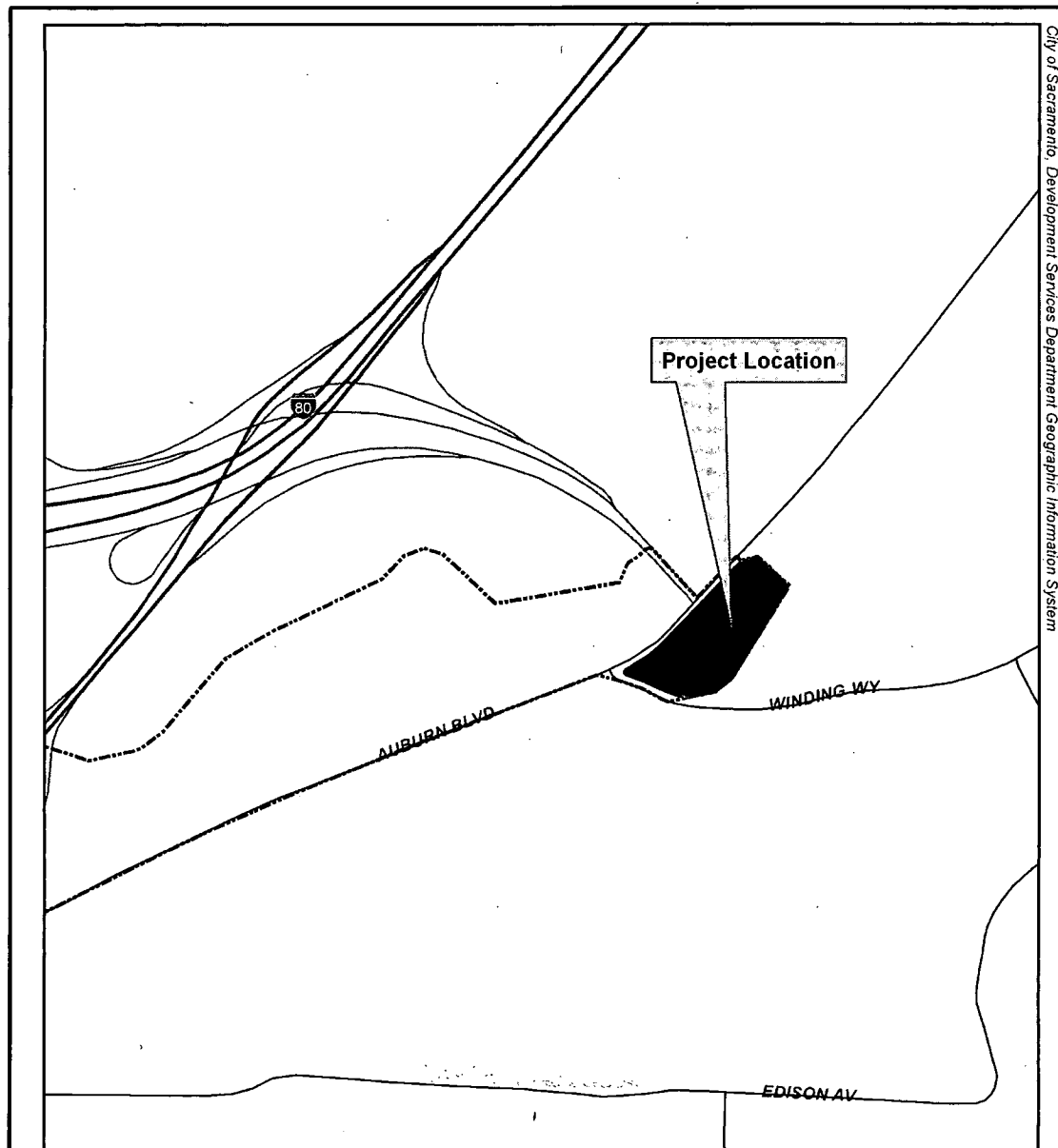
Staff recommends the Planning Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A to C above and its decision is appealable to City Council.

Staff Contact: Elise Gumm, Assistant Planner, (916) 808-1927
Stacia Cosgrove, Senior Planner (916) 808-7110

Applicant: Forrar Williams Architecture, (916) 448-2724
1418 20th Street, Sacramento, CA 95814

Owner: BHC Heritage Oaks Hospital / Psychiatric Solutions, Inc.
4250 Auburn Blvd, Sacramento, CA 95841

Vicinity Map



City of Sacramento, Development Services Department Geographic Information System

0.1 0.05 0 0.1 Miles



P07-143
Vicinity Map
Heritage Oak Hospital 2nd Phase



E. Gumm | November, 2007

Summary:

The applicant is proposing to construct the second phase of the Heritage Oak Psychiatric Hospital by adding 49 beds in a 17,300 square foot new building on approximately 12.5 acres partially developed site in the Hospital (H) zone. The new building and additional parking area will be constructed at the southwest side of the existing building. The project will be built to development standards except for the request of a parking reduction to eliminate four (4) parking spaces in order to preserve the existing trees. Staff is recommending approval of the project because the project provides adequate municipal services in order to meet the growth of resident and worker needs and there are no unresolved issues.

Table 1: Project Information

General Plan designation:	Park-Recreation-Open Space
Existing zoning of site:	H (Hospital)
Existing use of site:	Hospital
Property area:	12.5± acres
Density:	N/A

Background Information:

The subject property was originally a part of the Del Paso Park system, located to the west of Auburn Boulevard. However, the State of California acquired this site in order to construct the proposed Freeway Route 143. The freeway route was subsequently eliminated and the State therefore has optioned the property to private entities. The City, County and park district for this area inquired into the possibility of purchasing the property from the State but failed to acquire the property due to the lack of sufficient funds for the purchase. The site was subsequently sold to private development interests.

On January 18, 1983, City Council approved an amendment to the General Plan and rezoned a portion of the site (4± acres) to Residential Office (RO) zone. Then, on April 12, 1984, a special permit to develop a 115,000 square foot office building in the RO zone was approved by Planning Commission (P82-074).

In 1985, the Community Psychiatric Center, Inc. requested to rezone the project site to Hospital (H) zone in order to construct a 140 bed psychiatric hospital in two phases (P85-029). The City Council approved the requested on May, 8, 1985 and the first phase was constructed with 76 beds totaling of 66,198 square feet in 3 buildings. The second phase was also approved as well with 64 beds in a 25,918 square foot building but subject to future special permit approval from Planning Commission. The first phase was occupied for the last 20 years and the BHC Heritage Oaks Hospital / Psychiatric Solutions, Inc. is finally proposing the construction of the second phase. However, the proposal of the second phase will be decreased to 49 beds in a 17,300 square foot building.

Public/Neighborhood Outreach and Comments:

There are no active community groups in the project area. The Planning Commission meeting was also noticed to the property owners within 500 foot radius of the site on February 29, 2008. At the time of writing this report, staff has not received any comments.

Environmental Considerations:

The Development Services Department, Environmental Planning Services Division (EPS) has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section number 15332 which consists of projects characterized as in-fill development.

The proposed project is consistent with the General Plan and applicable zoning designations, is located within the City limits on a site that is not more than five (5) acres in size and is substantially surrounded by urban uses, is located at a site with no habitat value, and can be adequately served by utilities and public services. The project would not have significant effects relating to traffic, noise, air quality, or water quality.

Policy Considerations:

General Plan Goals and Policies:

The General Plan designates the subject parcel as Park-Recreation-Open Space and the site is in Hospital zone. As indicated in General Plan, it is the policy of the City to provide a full range of adequate municipal services in order to meet resident and worker needs and to assure a healthy, orderly development and maintenance of its communities. It is important that these services are coordinated with the expected growth of the City. The applicable General Plan goals and policies to the project include:

General Plan Urban Growth, Policy 11, Sec. 1-41

Adequate public facilities and services should be provided in existing developed areas.

General Plan Urban Growth, Policy 11, Sec. 1-42

Presently, there are mutual aid agreements between the City and County and special districts for some municipal services to some areas. These agreements should continue.

Goals and Policies for Medical Facilities, Policy 3, Sec. 7-28

Evaluate medical facility proposals considering capacity, convenience to population served, impacts on adjoining uses, the medical needs of the area and proximity to existing proposed transit services.

The General Plan Land Use Designation is not intended to provide an exact correspondence with the site specific zoning rather the intent of the designation is to

show the general relationship of the various land uses. The project is still consistent with the above General Plan goals and polices and staff supports the proposal.

General Plan Update Vision and Guiding Principles:

While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City as well as several guiding principles to help achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. The applicable guiding principles this proposal complies with include:

1. Promote strategic development of vacant, underutilized, and infill land, especially along transportation and commercial corridors, to improve the city's economic outlook.
2. Promote designs for development that are compatible with the scale and character of Sacramento's existing neighborhoods.

The proposed project complies with the above guiding principles and is not contrary to any of the proposed policies.

Project Design:

Land Use:

The applicant proposes to construct the second phase of the existing Heritage Oak Psychiatric Hospital. Section 17.24.050(5) of the zoning code allows medical facilities in the H zone with the issuance of a special permit. A special permit was approved for the Heritage Oak Psychiatric Hospital in 1985, and technically a special permit modification is required for the proposed second phase of the project. However, a condition requiring a new special permit for the second phase was included at the time of approving the first phase. Thus, the proposed project is requesting a new special permit to construct the second phase. 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.

The project site is currently used as a psychiatric medical facility and the proposed second phase is consistent with the intended use of the site.

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.

The land use and activities proposed would be consistent with the existing land use at the site and would be conducted in such a manner as to avoid nuisances. The expansion of the hospital is needed to meet future demands for health care in the project vicinity and region. The proposed project would provide enhanced medical services for residents in the Sacramento area, and would be beneficial to the public health, safety and welfare.

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 public land use policies of the General Plan and the zoning ordinances.

Access, Circulation and Parking:

There is an access to the facility and proposed second phase and parking area from Auburn Boulevard. There are several areas in front of the existing buildings and the new building for patient drop off and pick up.

Table 2a: Parking (Including Existing Stalls)			
Use	Required Parking	Proposed Parking	Difference
Hospital (125 patient beds)	125 Spaces (1/Patient Bed)	125 Spaces	0 Spaces
Medical Offices (19,162 sq.ft)	96 Spaces (1/200 sq.ft)	92 Spaces	-4 Spaces

Table 2b: Bicycle Parking			
Total parking required	Required bicycle parking	Provided bicycle parking	Difference
221	12	6	-6*

*The project is conditioned to provide a total of bicycle parking spaces. (B/C 3, on Page 10)

The applicant has requested a parking reduction for the project. The overall project generates a parking requirement of two hundred twenty-one (221) parking spaces. The 221 parking spaces required for this project are calculated based on the 19,162 square feet medical office, at a ratio of 1 parking space per every 200 square feet and 1 parking space per patient bed. The applicant has requested to reduce the amount of on-site parking provided from 221 to 217 spaces.

A Transportation Systems Management (TSM) Plan for a minor project (between 25 and 99 employees) is required for this project. The applicant will encourage greater utilization of alternative modes of transportation by the employees. The project is served by Regional Transit bus route 1, which runs on Auburn Blvd connecting to the Sunrise Mall on Sunrise Blvd and the Watt/I-80 Light Rail Station, which is in proximity from the project site. The applicant will encourage the use of transit among employees by posting information on routes, schedules, and fares.

Since the request for a parking reduction is minimal and the reason for reducing the four (4) parking spaces is to preserve existing trees on site, staff considers that the reduction of parking on site would not likely negatively affect the adjacent commercial or nearby residential properties.

One bicycle parking facility is required for every 20 off-street vehicle parking spaces required. Based on the required parking of 221 spaces, twelve (12) bike spaces are required for the project. Although the site plan does not show adequate bicycle parking, the project will be conditioned to provide twelve (12) bicycle parking and six (6) bike spaces, 50 percent of which, must be Class I bicycle facility.

Setbacks, height and bulk:

Table 3: Height and area standards			
Standard	Required	Proposed	Difference
Height	45'	22'	-23'
Front setback	25'	60'	+35'
Interior side setback	25'	190'	+165'
Street side setback	25'	360'	+335'
Rear setback	25'	310'	+285'

The project meets or exceeds all applicable height and area requirements. As indicated above, the site setbacks have been satisfied. The project would expand the Heritage Oak Hospital and, as can be seen, the facility has abundant separation from the surrounding land uses.

Building design, signage and landscaping:

As previously stated, the proposed second phase of the Heritage Oak Hospital will be a 17,300 square foot two-story building. The buildings would be constructed of brick veneer, which is matching the existing buildings at the facility. The new building would be consistent in design with the existing buildings at the Heritage Oak Hospital facility.

The parking area would be wrapping the buildings and extended to the southwest side of the facility and is adjacent to a creek, which is located southeast side of the project site. Because the new parking area is within the flood zone by the creek, the project is conditioned to provide signs to inform patients and employees of the potential flooding in the parking lot. The parking areas would be enhanced with the new building and much of the existing mature landscaping would be saved. The parking lot would meet the City's 50% shading requirement.

No signage is proposed with this request. All signage is required to comply with the City's Sign Ordinance.

Respectfully submitted by:



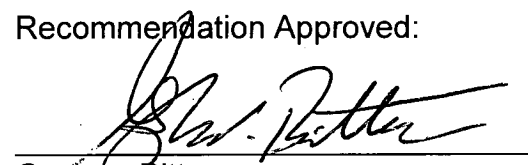
Elise Gumm
Assistant Planner

Reviewed by:



Stacia Cosgrove
Senior Planner

Recommendation Approved:



Gregory Bitter
Principal Planner

Table of Contents:

Staff Report	Page 1
Attachment 1: Recommended Findings and Conditions	Page 9
Exhibit A: Overall Site Plan	Page 15
Exhibit B: Enlarge Site Plan	Page 16
Exhibit C: Landscaping Plan	Page 17
Exhibit D: Floor Plan	Page 18
Exhibit E: Elevations	Page 19
Attachment 2: Vicinity Map	Page 20
Attachment 3: Land Use and Zoning Map	Page 21

Attachment 1: Recommended Findings and Conditions

Findings of Fact

A. Environmental Determination: Exemption

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under **CEQA Guidelines Section 15332, Infill Exemption** of the California Environmental Quality Act Guidelines as follows:

This project consists of a request to construct the second phase of an existing hospital by adding 49 beds in a 17,000 square foot new building in the hospital (H) zone.

The proposed project is consistent with the General Plan and applicable zoning designations, is located within the City limits on a site that is not more than five (5) acres in size and is substantially surrounded by urban uses, is located at a site with no habitat value, and can be adequately served by utilities and public services. The project would not have significant effects relating to traffic, noise, air quality, or water quality.

B. Special Permit to construct the second phase of an existing hospital by adding 49 beds in a 17,300 square foot new building in the hospital (H) zone is approved based on the following Findings of Fact and Conditions of Approval;

1. The project site is currently used as a psychiatric medical facility and the proposed second phase is consistent with the intended use of the site.
2. The land use and activities proposed would be consistent with the existing land use at the site, and would be conducted in such a manner as to avoid nuisances. The expansion of the hospital is needed to meet future demands for health care in the project vicinity and region. The proposed project would provide enhanced medical services for residents in the Sacramento area, and would be beneficial to the public health, safety and welfare.
3. The proposed project is consistent with the public land use policies and Urban Growth policies of the General Plan and the zoning ordinance.

C. Special Permit to reduce the required parking is approved based on the following Findings of Fact and Conditions of Approval:

1. The project is based upon sound principles of land use in that the proposed use is allowed in the Hospital (H) zone and includes conditions addressing special parking standard as well as site design.
2. The proposed use will be consistent with the objectives of the City of Sacramento General Plan to enhance medical services for residents in the Sacramento area and safely and efficiently accommodate a mixture of cars, transit, bicyclists, and pedestrians.
3. The proposed use would not be detrimental to the public health, safety and welfare, not result in a public nuisance in that the alternative transported modes are available for the area and the development of the site would be beneficial to the public health, safety and welfare.

Conditions of Approval

B/C. Special Permit to construct the second phase of an existing hospital by adding 49 beds in a 17,300 square foot new building in the hospital (H) zone and **Special Permit** to reduce the required parking is hereby approved subject to the following conditions:

PLANNING:

- B/C-1. The project shall be constructed in conformance with the approved revised plans included as Exhibits to this Record of Decision. Any modification to the project shall be subject to review and approval by Planning Division prior to issuance of building permit and may result in a requirement for additional entitlements.
- B/C-2. The project shall also comply with the previous conditions associated with the first approval (P85-029). Any modification that cannot comply with the original condition shall be subject to review and approval by Planning Division prior to issuance of building permit and may result in a requirement for additional entitlements.
- B/C-3. The project shall meet the Sacramento City Code regulations, regarding bicycle parking (Section 17.64.050). Bicycle parking shall be located in a secure area located in close proximity to public view. Minimum twelve (12) bicycle parking spaces are required, and minimum six (6) Class I bicycle facilities shall be provided.
- B/C-4. A pedestrian/handicap path of travel shall be provided on the project site that will connect to the public sidewalk on Auburn Blvd. The path shall be at least 8' feet wide and shall be marked and striped for identification.

- B/C-5. Applicant/owner shall obtain all necessary building permits prior to construction.
- B/C-6. Approval of this entitlement constitutes a reduction of four required parking spaces, bringing the total required parking for the site to 217 spaces.

DEVELOPMENT ENGINEERING:

- B/C-7. Construct standard subdivision 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 and Finance Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include any required street lights and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- B/C-8. 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.

DEPARTMENT OF UTILITIES:

- B/C-9. Per City Code 13.04.230, no permanent structures shall be constructed on top 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. Therefore, prior to issuance of the Special Permit, the applicant shall execute a hold harmless agreement for improvements placed on top of the existing drainage pipeline.
- B/C-10. The proposed development is located within County Sanitation District No. 1 (CSD-1). Satisfy all CSD-1 requirements.
- B/C-11. The applicant shall implement, to the satisfaction of the DOU, the conditions stipulated in the June 8, 2007 letter to Richard Price on this project's Floodplain Encroachment. The following is a restatement of the aforementioned conditions:
- a. The existing wrought iron fence within the 100-year floodplain shall be removed.

- b. The landscaping along Auburn Boulevard shall be lowered.
 - c. The finished floor of the proposed building shall be at or above elevation 74.55 feet (1.00 feet above the 100-year water surface elevation, 73.55 feet).
 - d. Within the 100-year floodplain, the finished surface elevations of the proposed project (parking lot, landscaping, sidewalks, etc.) shall be at or below the elevations specified by the cross-sections used in the hydraulic model prepared by Watermark Engineering.
 - e. Parking lot elevations shall be no lower than 1.00 feet below the 100-year water surface elevation.
 - f. Permanent signs shall be posted in the parking lots notifying the car owners about the floodplain. The location, number of signs and wording on the signs shall be to the satisfaction of the Department of Utilities.
 - g. The owner shall execute a hold harmless agreement indemnifying the City regarding damage to property and cars located within the 100-year floodplain. The agreement shall be to the satisfaction of the Department of Utilities and the City Attorney.
- B/C-12. The applicant shall not construct any new fencing or walls that may trap debris and thereby reduce the flood carrying capacity of Arcade Creek.
- B/C-13. This project is greater than 1 acre in size; therefore, the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- B/C-14. 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.

Advisory comments:

1. Based on 2007 California Building Code, this proposed hospital expansion for psychiatric patients is classified as I-2 occupancy group. This type of facility is regulated by Office of Statewide Health Planning and Development, 2007 CBC, section 110.1 OSHPD 1. Construction documents to be reviewed by above mentioned state agency.
2. The proposed project is located in two flood zones. Per the Letter of Map Revision effective February 18, 2005, of the FIRM (Flood Insurance Rate Map), a portion of the parcel appears to be located in a shaded Zone X area, defined as areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood. Accordingly, that portion of the project site lies in an area with no flood restrictions. However, another portion of the site appears to be within the flood zone designated as an AE zone on the Federal Emergency Management Agency (FEMA) FIRM dated July 6, 1998.
3. All turning radii for fire access shall be designed as 35' inside and 55' outside.
4. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant.
5. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. (503.2.3)
6. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.
7. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
8. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
9. Provide a water flow test. (Make arrangements at the Permit Center's walk-in counter: 300 Richards Blvd., Sacramento, CA 95834)
10. 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 503.1.1)

11. Provide appropriate Knox access for site.
12. 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.
13. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet. *City Code that will provide Amendments to Article 9, Section 903, is forthcoming.*
14. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$5,910. This is based on 17,328 sq. ft at the Retail, Commercial Services, Other rate of \$.34 per sq. ft. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

Heritage Oaks Hospital 2nd Phase (P07-143)

March 13, 2008

Exhibit A: Overall Site Plan



FORRAN WILLIAMS ARCHITECTS
1418 20th St. Sacramento, CA 95814
P: 916.448.2725 F: 916.448.4991

PLANNING
INTERIORS

CONSULTANT

ISSUED
NO. DATE DESCRIPTION

ISSUE
NO. DATE DESCRIPTION

REVISIONS

OVERALL
SITE PLAN

SHEET

HERITAGE OAKS
HOSPITAL
EXPANSION

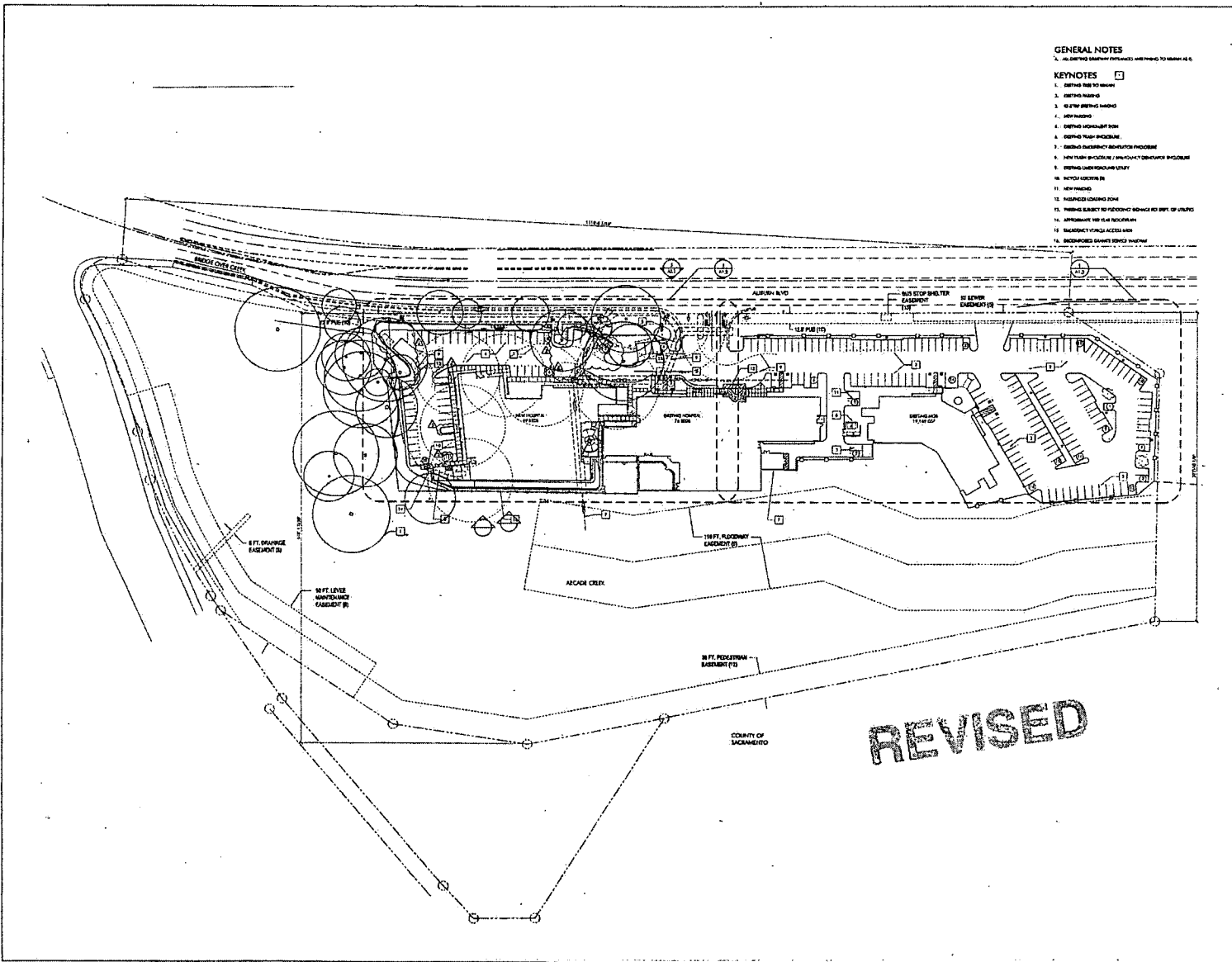
SACRAMENTO, CA
PROJECT

REF. NORTH

SCALE 1"=40'-0"

JOB NO. CPC.05 85004.05

SHEET NO. **A1.1**



Heritage Oaks Hospital 2nd Phase (P07-143)

March 13, 2008

Exhibit B: Enlarge Site Plan



PLANNING
INTERIORS

FORMER WILLIAMS ARCHITECTS
1415 20th St. Sacramento, CA 95814
PH: 916.442.2724 Fx: 916.445.4791

ISSUE

CONSULTANT

DESIGNED BY

ISSUE

REVISIONS

ENLARGED SITE PLAN

SHEET

HERITAGE OAKS HOSPITAL EXPANSION

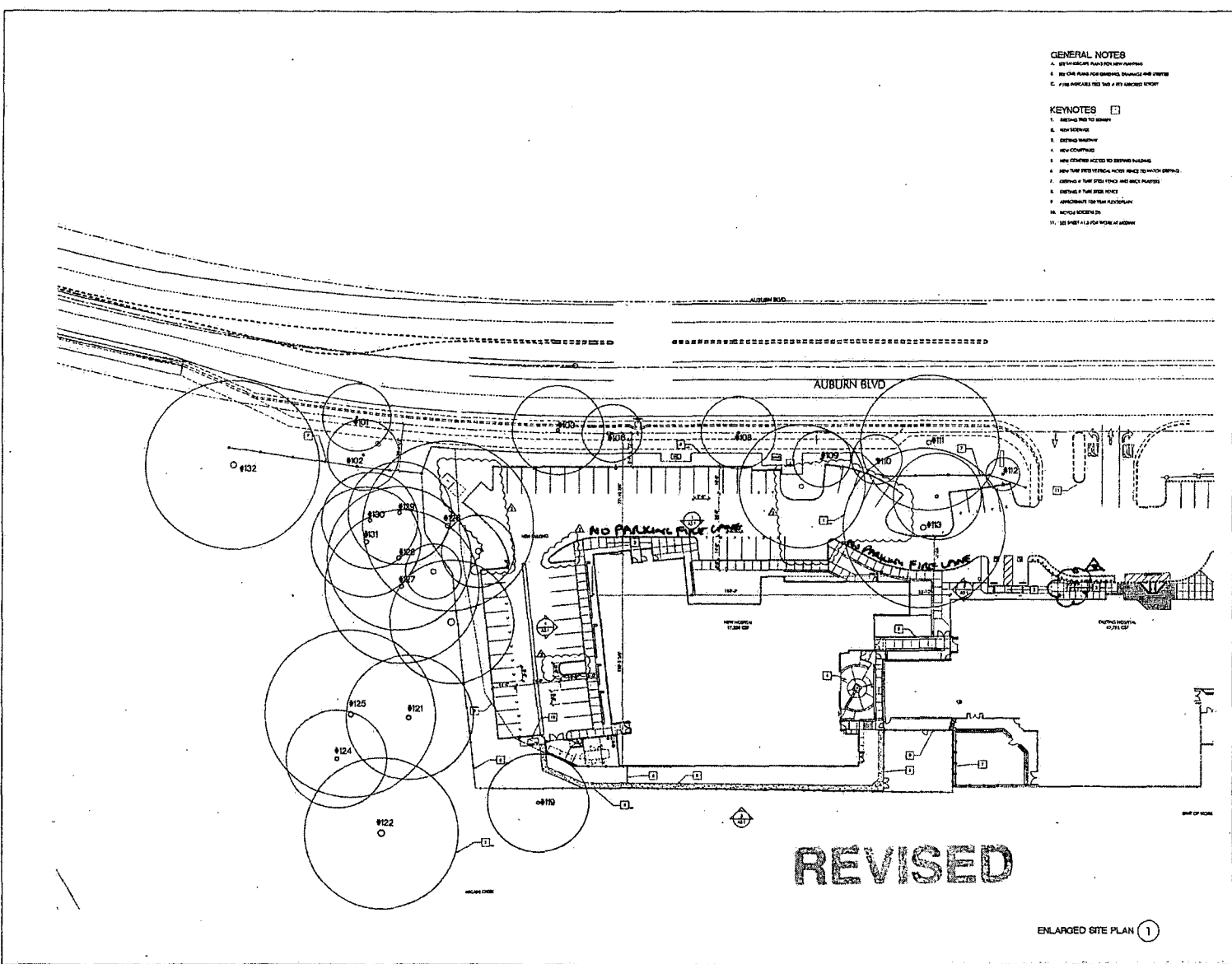
SACRAMENTO, CA PROJECT

REF. NORTH

SCALE 1"=20'-0"

JOB NO. CPC.03 85004.05

SHEET NO. **A1.2**

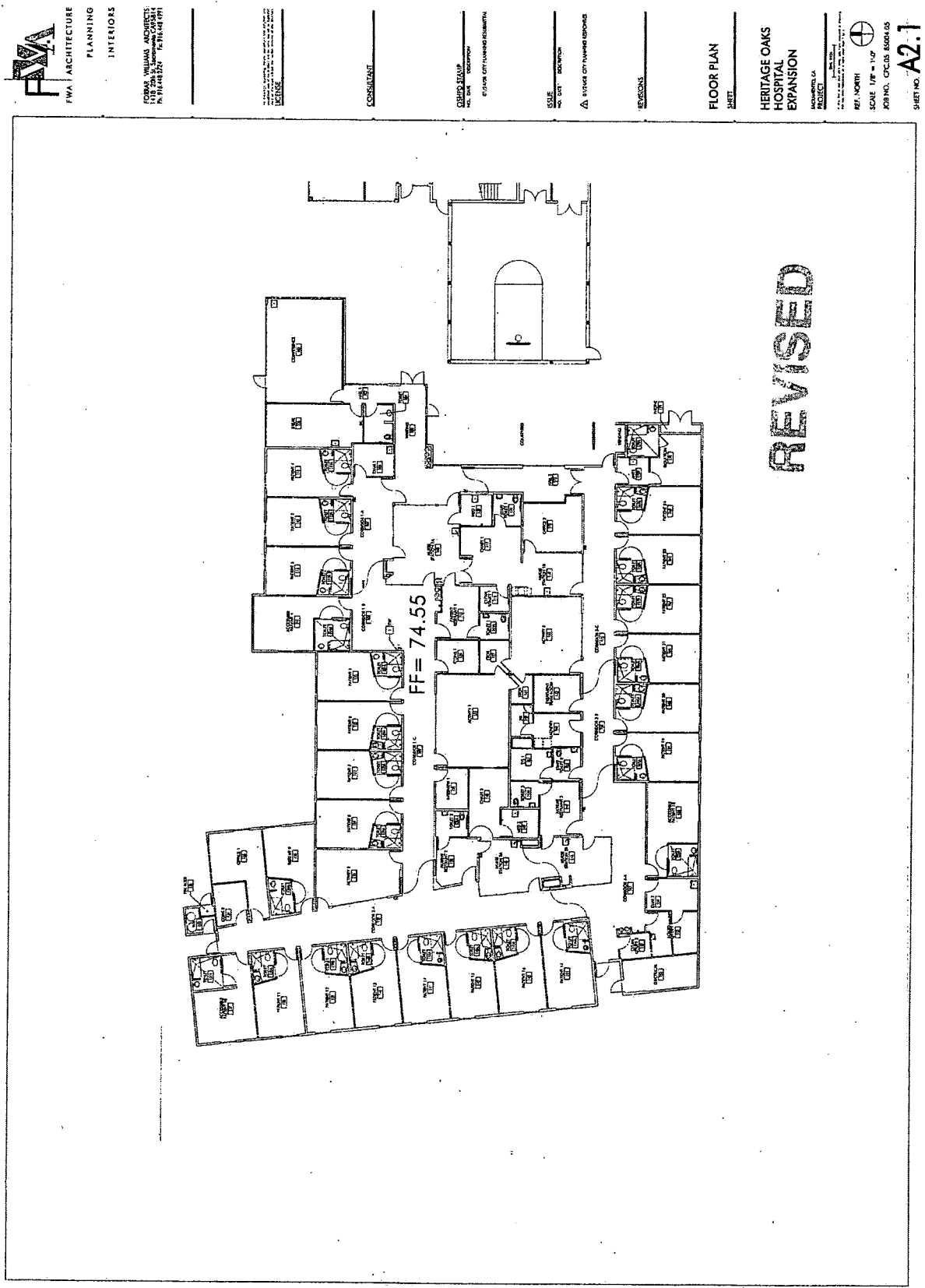


- GENERAL NOTES**
- A. SEE ALL GENERAL NOTES FOR THIS PROJECT
 - B. SEE ALL NOTES FOR GENERAL EXPANSION AND PHASES
 - C. FIRE DEVICES ARE NOT A PART OF THIS PROJECT
- KEYNOTES**
1. EXISTING TO BE DEMOLISHED
 2. NEW CONSTRUCTION
 3. EXISTING IMPROVEMENTS
 4. NEW CONSTRUCTION
 5. NEW CONSTRUCTION TO EXISTING BUILDING
 6. NEW CONSTRUCTION TO EXISTING DRIVEWAY
 7. EXISTING AND NEW CONSTRUCTION TO EXISTING DRIVEWAY
 8. EXISTING AND NEW CONSTRUCTION
 9. APPROXIMATE FOOTPRINT FOR ALTERNATIVE
 10. EXISTING CONSTRUCTION
 11. SEE SHEET A1.1 FOR MORE INFORMATION

REVISED

ENLARGED SITE PLAN ①

Exhibit D: Floor Plan



FVA
FVA ARCHITECTURE
PLANNING
INTERIORS

FORAS WILLIAMS ARCHITECTS
1100 20th St., Suite 2000
P.O. Box 22777 - Dallas, TX 75222-2777

CONSULTANT

OWNER: HERITAGE OAKS HOSPITAL
1100 20th St., Suite 2000
P.O. Box 22777 - Dallas, TX 75222-2777

ISSUE NO. DATE DESCRIPTION

1 03/13/08 01 INITIAL ISSUE

2 03/13/08 02 REVISIONS

FLOOR PLAN SHEET

HERITAGE OAKS HOSPITAL EXPANSION PROJECT

REF: NORTH

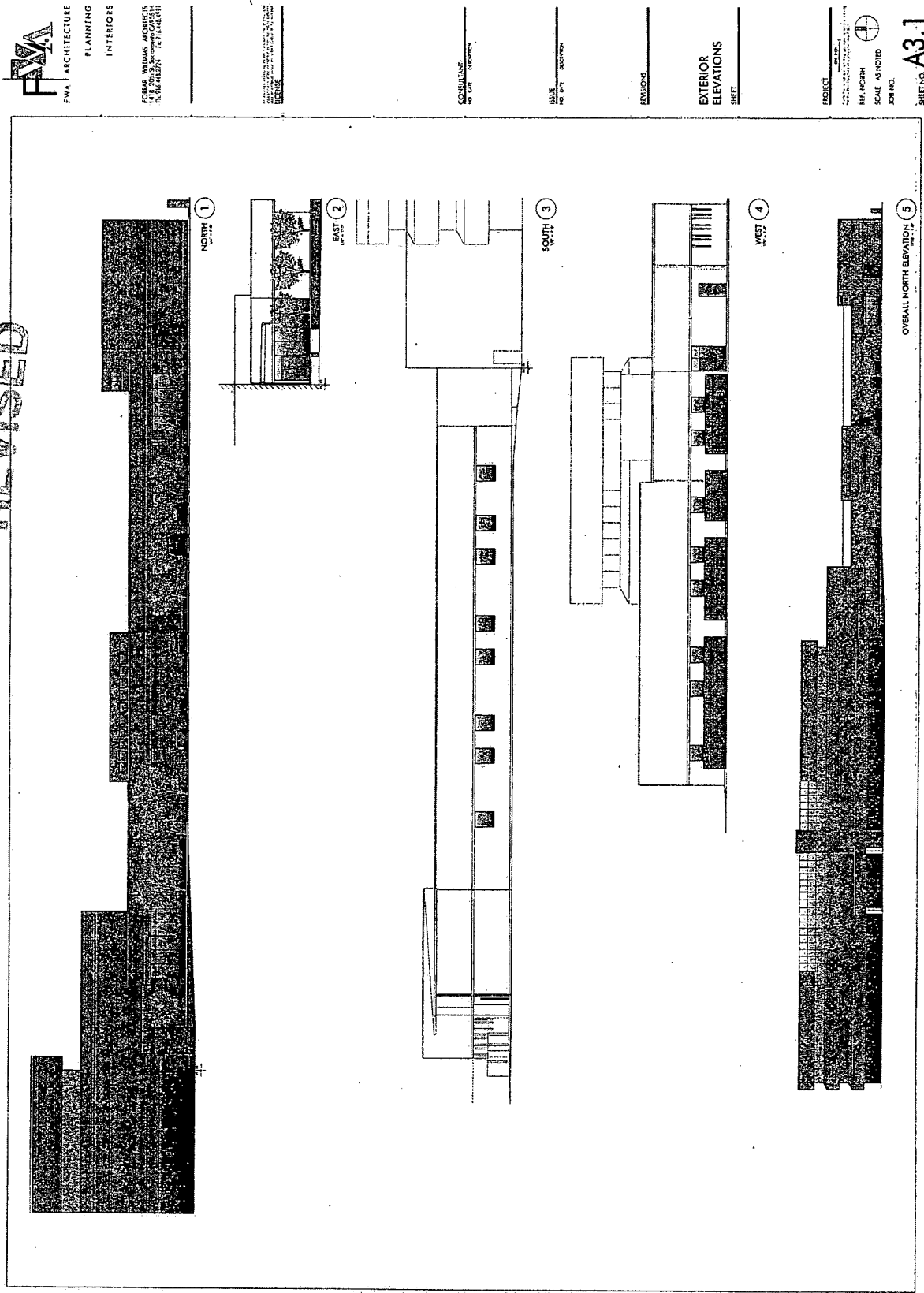
SCALE: 1/8" = 1'-0"

FOR NO. OF CYCLES: 8/20/08

SHEET NO. **A2.1**

Exhibit E: Elevations

REVISED



FMA
FMA ARCHITECTURE
PLANNING
INTERIORS

FORAM WILKINS ARCHITECTS
1411 WILSON BLVD
SUITE 100
DALLAS, TX 75203
TEL: 214.750.1234
WWW.FORAMWILKINS.COM

CONSULTANT:
NO DATE

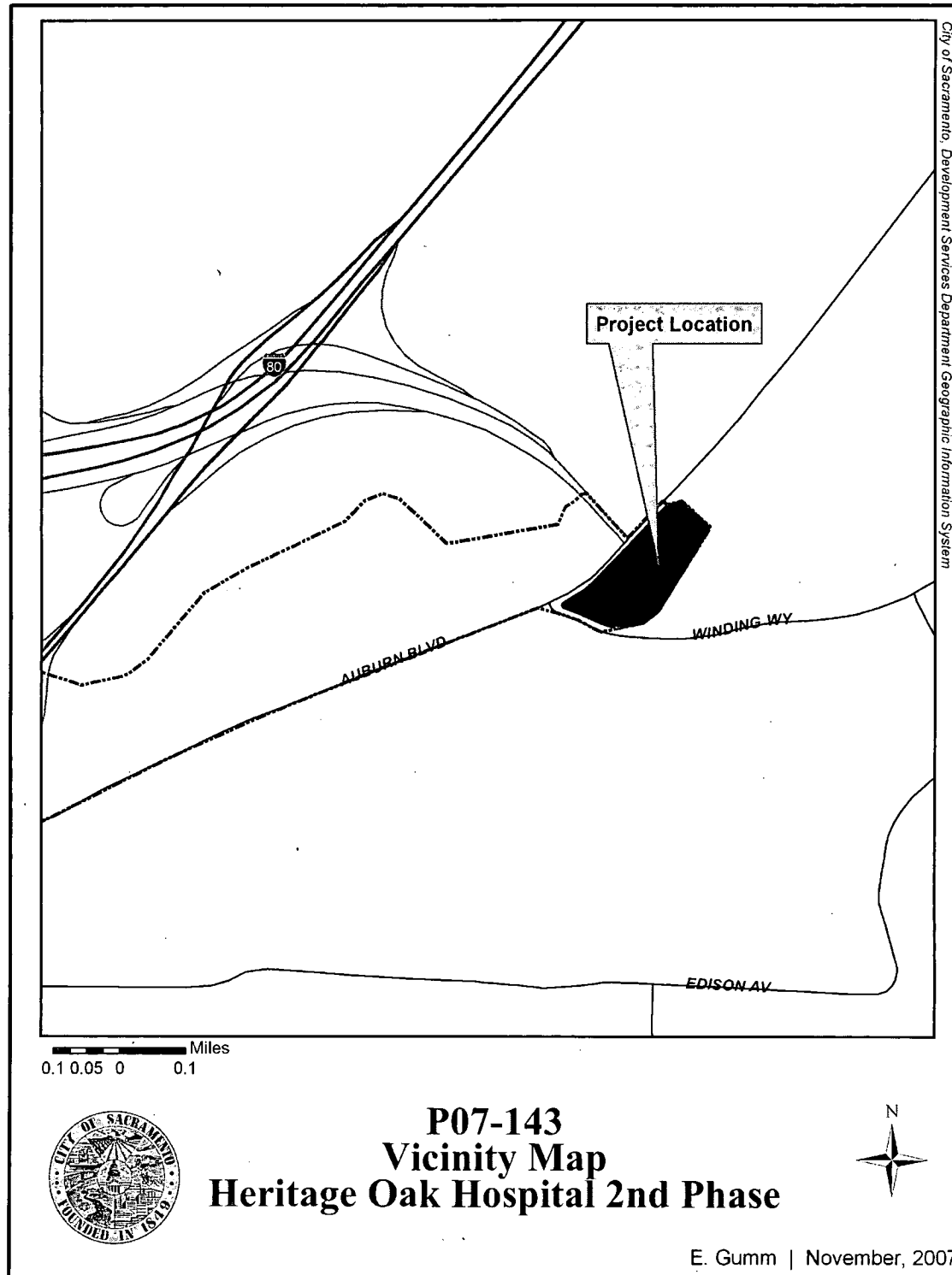
SCALE:
AS SHOWN

REVISIONS:

EXTERIOR
ELEVATIONS
SHEET

PROJECT:
HERITAGE OAKS HOSPITAL
2ND PHASE
REF: NORTH
SCALE: AS NOTED
JOB NO.
SHEET NO. **A3.1**

Attachment 3: Vicinity Map



Attachment 3: Land Use and Zoning Map

