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CITY OF ELK GROVE
PLANNING

February 20, 2020

Ms. Sarah Kirchgessner
Elk Grove Development Services – Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

Subject: California Northstate University Medical Center Project
2505 West Taron Court
Elk Grove, CA 95757
Fong & Chan Architects (FCA) Project No. 467
Elk Grove Planning Project No. PLNG18-110

Dear Ms. Kirchgessner:

We would like to submit the revised subject project for Planning Backcheck Review. Our responses to the January 17, 2020 comment letter from the City of Elk Grove are following. Enclosed in this submittal are the following:

Modified / New Exhibits:

Copies	Drawings/Documents	Date
6	Site Plans, Phases 1, 2, and 3	2/20/2020
6	Master Site Plan	2/20/2020
6	Site Amenities Plan – A1-05	2/20/2020
6	Landscape Plans, Phase 1 and Phase 3	2/20/2020
6	Conceptual Floor Plans and Exterior Elevations	2/20/2020
6	Hospital: Elevations	2/20/2020
6	Ingress Egress Exhibit – A1-7	2/20/2020
6	Ingress Egress Exhibit Alternate – A1-7A	2/20/2020
6	Phase I Landscape Plan – L1.1	2/20/2020
6	Phase III Landscape Plan - L1.0	2/20/2020
6	Phase I Preliminary Site Plan - C2.0	2/20/2020
6	Phase III Final Buildout- Preliminary Site Plan – C2.1	2/20/2020
6	Phase I - Preliminary Site Grading and Drainage Plan – C3.0	2/20/2020
6	Phase III - Preliminary Site Grading and Drainage Plan – C1.1	2/20/2020
6	CNSU Preliminary Drainage Assessment – A1-06	2/20/2020
6	Phase I Preliminary Water and Sewer	2/20/2020
6	Phase III Preliminary Water and Sewer	2/20/2020
6	General Notes – LI0-1	2/20/2020
6	Site Lighting Plan – LI0.1	2/20/2020
6	Site Photometric Lighting Plan – LI1-0.2	2/20/2020
6	Site Photometric Lighting Plan (Color) – LI0.3	2/20/2020
6	Lighting Cutsheet – LI0.3	2/20/2020
6	Signage Program	2/20/2020
6	Appendix A – Drainage Study	2/20/2020
6	Appendix B – Water Study	2/20/2020

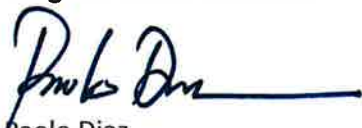
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6	Appendix C – Sewer Study	2/20/2020
6	Appendix D – Electrical Requirements	2/20/2020
6	Appendix E – Lighting Package	2/20/2020
1	Reduced Size Set of All Documents	2/20/2020

Previously Submitted Exhibits:

Copies	Drawings/Documents	Date
6	Preliminary Waste Management Plan	11/12/2019
6	Hospital: Basement Plan:	11/12/2019
6	Hospital: First Floor Plan	11/12/2019
6	Hospital: Second Floor Plan	11/12/2019
6	Hospital: Third Floor Plan	11/12/2019
6	Hospital: Typical Tower Floor Plan	11/12/2019
6	Hospital: Twelfth Floor Plan	11/12/2019
6	Civil Site Plans For Phase 1 and Phase 3	11/12/2019
6	CUP: Site Plan- A1-0	11/12/2019
6	CUP: First and Second Floor Plans – A2-1	11/12/2019
6	CUP: Third Floor Plan and Roof Plan – A2-2	11/12/2019
6	CUP: Exterior Elevations – A3-1A	11/12/2019
6	CUP: Exterior Elevations – A3-1B	11/12/2019
6	Renders and Shade Study	11/12/2019
6	Existing Topography Plan	
6	Existing Site Easement Plan	
6	Rezone Exhibit	
6	General Plan Amendment	
6	Flood Maps Firmette	
6	Inundation 2 ft. Interval	
6	Integrated Waste Management Plan	
6	Previous Correspondence / Response Letter	
6	Arborist Report	
6	Exhibit A: Exterior Elevations, Materials, and Colors	
1	Reduced Size Set of all Materials Exceeding 11x17	
6	Renders and Shade Study	
6	Flight Safety Report	
6	Elk Grove Campus Utilites Loads	
6	Helicopter Noise Study	
6	Title Report	

Sincerely,

Fong and Chan Architects


Paolo Diaz

PROJECT MANAGER

February 20th, 2020

Ms. Sarah Kirchgessner
Elk Grove Development Services – Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

Subject: California Northstate University Medical Center Project (PLNG18-110) Response Letter to 3rd Routing Comment Letter.

Dear Ms. Kirchgessner:

Please see responses to the comments provided by agencies from the 3rd routing of the comment letter dated January 17th, 2020. The sequence of the responses start by addressing the comments from the Development Services – Planning Division and work through the attached comments provided by departments and agencies. Furthermore, the project accepts the standard conditions provided by the following agencies: Sacramento County Water Agency (SCWA), Sacramento Area Sewer District (SASD), and Sacramento Municipal Utility District (SMUD).

Development Services – Planning Division

Drainage

In general, Section 9-9 is a design guideline, for projects that are in the improvement plan stages. As this is a planning entitlement application, the preliminary drainage study will comply with the City's posted (online) guidelines for drainage studies supporting planning submittals. Detailed design level calculations consistent with Section 9-9, such as determining hydraulic grade line calculations are not currently required, as corroborated by Bill Stanton on January 23, 2020, at the City's offices.

- SacCalc Element C008 is now located on a revised Figure 2 provided in the updated drainage study.
- Table 4 labels now do not correlate with existing labeling, as internal watershed boundaries are different under proposed conditions. A direct comparison between each element cannot consistently be made. Table 5 now provides the best comparison where the two modeling efforts do coincide.
- Table 5 has now been modified to compare the main trunk flow estimates with references to "JNC" elements.
- Significant detail has been added to the revised study text and figures to confirm there is sufficient room for proposed BMPs.
- LID and Full Trash capture requirements will be met primarily with the implementation of bio-retention facilities to achieve LID points and approved proprietary treatment devices at the end of each pipe discharge location exiting the project, as described in the revised drainage study.
- Section 9-9 is a design level study and should not be required at this level of entitlement, as verified by Bill Stanton on January 23, 2020, at the City's offices.

200 Year Flood Compliance

200-Year flood compliance will be achieved by raising pertinent areas of the project site above the 200-Year elevation. The impacts of raising the site to surrounding existing development are negligible, as described in the revised drainage study.

Access Circulation

We are providing an alternative for both an option with and without the left turn pocket and request that the traffic study include both options for impacts.

Class 1 Multi-Purpose Trail

We met with the City of Elk Grove Planning to discuss the Trails Master Plan and it was established that the Elk Grove Trails Master Plan was not buildable at the project site. The trail would cross a CalTrans easement and have an at-grade crossing at the highway on and off ramps for I-5 corridor. In lieu of this configuration, Elk Grove Planning noted that a Class 1 Multipurpose Trail from the southeast corner of the project site to the corner of Elk Grove Boulevard and West Taron Drive be provided. The proposed trail configuration could incorporate the existing sidewalk within the trail. The trail configuration and route was subsequently reviewed in a meeting and generally approved.

Trails Master Plan Amendment

The project is requesting that an amendment be made to the Elk Grove Trails Master Plan routing at the project area. The route depicted for the project area in the Trails Master Plan is infeasible because it would cross a CalTrans easement and would require a grade level crossing at the I-5 highway on and off ramp entries, which is not allowed.

Infrastructure Improvements

Internal utility infrastructure work has been indicated on the submitted exhibits. We have obtained memorandums from the utility agencies describing the off-site required work for utility service for the project.

Construction Staging

The project has decided not to use the identified parcel for staging. The traffic study and environmental impact should remove this area from project consideration.

Air Quality

Per meeting with the City of Elk Grove, the additional scope for the Air Quality Plan by the CEQA consultant has been approved and a Task Order Amendment has been processed by the city for the work.

Responses to Attached Comments from Agencies and Departments

City of Elk Grove Engineering Services Division (Red-Lined Exhibit A1-7)

The responses to comments on the red-lined exhibit start with the first comment from the top and run clockwise.

- We are providing two options for the Ambulance Ingress, one with a turn pocket and one without a turn pocket and request that the traffic study look at both options for impacts.
- The traffic direction has been corrected to indicate only a right turn from the right lane egress.
- This is correct. The traffic arrows have been updated to include the straight options to and from Riparian Drive. The need for a left turn lane only will be determined after the traffic study, since the vast majority of the traffic will turn left out of the site.
- Based on discussion with the City of Elk Grove, the requirements for additional signal lights for turning will be determined after the traffic study.
- Per the comments, we have removed this access off West Taron Drive into the Parking Garage. Parking structure access will be within the site.
- It is correct that at (West Taron Drive Entry to South Parking Lot) there is Full access with left-in/left-out movements. These traffic patterns match the existing site access locations.
- It is correct that at (At West Taron Drive Entry to Parking/Sport Building) there is Full access with left-in/left-out movements. These traffic patterns match the existing site access locations.
- The site entry to parking garage was relocated further away from the West Taron Drive curb to allow for greater stacking depth. The EVA access was also reconfigured per comments from meeting.
- The access to the Parking garage off the Central Hospital Access Drive has been removed to address the car stacking concern. EVA access is maintained at the location.

Development Engineering Services

1. In general, Section 9-9 is a design guideline, for projects that are in the improvement plan stages. As this is a planning entitlement application, the preliminary drainage study will comply with the City's posted (online) guidelines for drainage studies supporting planning submittals. Detailed design level calculations consistent with Section 9-9, such as determining hydraulic grade line calculations are not currently required, as corroborated by Bill Stanton on January 23, 2020, at the City's offices. 200-Year compliance will be achieved by raising pertinent areas of the project site above the 200-Year elevation. The impacts of raising the site to surrounding existing development are negligible, as described in the revised drainage study.
2. Per our meeting with the city, concerns about the traffic circulation was discussed and a new Ingress/Egress exhibit was developed and included in attached submittal.
3. After discussion with the City of Elk Grove Planning, this comment was clarified, and it was noted that the Lot Merger is required as condition of approval and prior to permit issuance and not as part of the Application.
4. Additional studies have been prepared to show onsite and offsite public utility improvements necessary to support the proposed redevelopment.

Sacramento County Water Agency

The project accepts SCWA standard conditions from comments dated May 13, 2019

Sacramento Area Sewer District

The project accepts SASD standard conditions from comments dated November 19th, 2019

Sacramento Municipal Utility District

The project accepts SMUD standard conditions from letter dated May 20, 2019.

Department of Transportation

After discussion with the City of Elk Grove, the requirements for additional signal lights for I-5 ramps will be determined after the traffic study is conducted and impact is assessed. Furthermore, in response to the hydraulics, additional flood models were developed and provided as exhibits in the submittal. Additional comments regarding design of drainage systems are acknowledged and further addressed. See Drainage Study.

Fish and Wildlife

The project has revised the elevations of the patient towers adjacent to the habitat to have punched windows and a vertical sunscreen element in lieu of a reflective glass curtain wall, this will mitigate the concern for birdstrikes on a reflective glass building. In addition, to reduce light pollution and minimize the impact of the building, uplighting and overall lighting levels have been minimized. We are also currently designing the exterior glass to use the non-reflective tinted glass recommended in the comment.

Additionally, the helicopter flight paths are along the I-5 corridor and will remain above the designated zone until just before landing at the Hospital Helistop. Helicopter pilots will follow all FAA Guidelines to avoid birdstrikes. Furthermore, the helicopter flight paths over the refuge during the noise test occurred because of the need to complete several passes from different directions and are not the established routes per the Flight Safety Report.