

CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, OAKLAND, CALIFORNIA 94612 – 2033

Community and Economic Development Agency
Planning & Zoning Services Division

(510) 238-3941
FAX (510) 238-6538
TDD (510) 839-6451

**ALTA BATES SUMMIT MEDICAL CENTER, SUMMIT CAMPUS
SEISMIC UPGRADE AND MASTER PLAN PROJECT
NOTICE OF RELEASE AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)
AND
NOTICE OF PUBLIC HEARINGS ON DEIR**

TO: All Interested Parties

SUBJECT: Notice of Release/Availability of Draft Environmental Impact Report for the Alta Bates Summit Medical Center (ABSMC), Summit Campus Seismic Upgrade and Master Plan Project, and Notice of Public Hearing on the same.

REVIEW PERIOD: December 21, 2009 – February 3, 2010

CASE NO.: ER 09-0001 (CEQA State Clearing House Number 2009012067)

PROJECT SPONSOR: Alta Bates Summit Medical Center, an affiliate of Sutter Health

PROJECT LOCATION: The project area includes the approximately 20.4-acre ABSMC Summit Campus in Oakland, generally located between Telegraph Avenue and Webster Street, and between 30th Street and 34th Street.

PROJECT DESCRIPTION: The Project Sponsor, Alta Bates Summit Medical Center, proposes the ABSMC Summit Campus Seismic Upgrade and Master Plan project, which is intended to provide a long-term vision for the campus in order to meet hospital and community needs, as well as to comply with state seismic safety requirements of SB 1953.

Phase 1 of the Master Plan includes demolition of the existing Bechtel Hall building which contains Samuel Merritt University classroom space and currently vacant student dormitories, and demolition of three (3) other small buildings and associated surface parking lots on the campus, followed by construction of a new 230,000 sq. ft. (11-story) acute care hospital plus a new approximately 1,067-space (7-level) parking garage. Future phases include longer-term campus-wide improvements including a new medical office building along Summit Street, a new Samuel Merritt University classroom expansion building on Elm Street, a fitness center, and closure of a portion of Summit Street (between 30th Street and Hawthorne Avenue) to create a new campus plaza.

The project is proposed as a Planned Unit Development with a Preliminary Development Plan for the overall Master Plan and a Final Development Plan for Phase 1. Phase 1 will also need Design Review approval, a conditional use permit and a zoning variance for off-street parking, as well as numerous non-discretionary approvals. Approvals or permits will also be required from other state and regional agencies and districts including but not limited to the California Office of Statewide Health Planning and Development (OSHPD).

ENVIRONMENTAL REVIEW: A Notice of Preparation of an EIR was issued by the City on January 23, 2009 and re-issued to additional public agencies on March 13, 2009. A Draft Environmental Impact

Report (DEIR) has now been prepared for the project under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 *et. seq.* The DEIR analyzes potentially significant environmental impacts in the following environmental categories: Land Use Plans and Policies; Visual Quality and Shadows; Transportation, Circulation and Parking; Air Quality; Noise; Biological Resources; Cultural Resources; Geology, Soils and Geo-hazards; Hazardous Materials and Hazards; Hydrology and Water Quality; Population, Housing and Employment; Public Services and Recreation; and Utilities, Service Systems and Energy. The Draft EIR identifies significant unavoidable environmental impacts related to: Transportation, Air Quality/Greenhouse Gas and Cultural Resources.

Copies of the DEIR are available for review or distribution to interested parties at no charge at the Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m. Additional copies are available for review at the Oakland Public Library, Social Science and Documents, 125 14th Street, Oakland, CA 94612. City offices will be closed during the week of December 28th, so additional copies will also be available during this period at the offices of ESA at 350 Frank H. Ogawa Plaza, Suite 300, Oakland, CA 94612, from 9:00 a.m. to 4:00 p.m. The Draft EIR may also be reviewed on the City's website at:

<http://www.oaklandnet.com/government/ceda/revised/planningzoning/MajorProjectsSection/AltaBatesSummitMedicalCenter.html>

PUBLIC HEARINGS:

Wednesday, January 20, 2010 at 6:00 p.m. Meeting of the City Planning Commission, Hearing Room 1, City Hall, One Frank H. Ogawa Plaza

Monday, February 8, 2010 at 6:00 p.m. Landmarks Preservation Advisory Board, Hearing Room 1, City Hall, One Frank H. Ogawa Plaza (focusing on historic resource impacts)

The City of Oakland is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are welcome to attend these hearings and provide comments. Comments on the DEIR should focus on whether the DEIR is sufficient in discussing possible impacts to the physical environment, ways in which potential adverse effects may be avoided or minimized through mitigation measures, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors. Comments may be made at the public hearings described above or in writing. Please address all written comments to Scott Gregory - Contract Planner Re: Case No. ER 09-0001; c/o Gary Patton, Deputy Director of Planning and Zoning; City of Oakland, Community and Economic Development Agency, Planning Division; 250 Frank H. Ogawa Plaza, Suite 3315; Oakland, California 94612 or by e-mail to sgregory@lamphier-gregory.com. **Comments must be received no later than 4:00 p.m. on February 3, 2010.**

After all comments have been received, a Final EIR will be prepared and the Planning Commission will consider certification of the EIR and rendering a decision on the project at a public hearing, date yet to be determined. All comments received will be considered by the City prior to finalizing the EIR and taking any further action pertaining to the Project. If you challenge the environmental document or other actions pertaining to the Project in court, you may be limited to raising only those issues raised at the public hearings described above or in written correspondence received by the Community and Economic Development Agency on or prior to February 3, 2010. For further information please contact Scott Gregory at (510) 535-6690 or at sgregory@lamphier-gregory.com.


GARY PATTON
Deputy Director, Planning and Zoning

File Number ER 09-0001
Date of Notice: December 18, 2009