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Community and Economic Development Agency  
Planning & Zoning Services Division

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**REISSUED - NOTICE OF PREPARATION (NOP) OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)  
ALTA BATES SUMMIT MEDICAL CENTER,  
SUMMIT CAMPUS SEISMIC UPGRADE AND MASTER PLAN**

On January 26, 2009 the City of Oakland issued the attached Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Alta Bates Summit Medical Center, Summit Campus Seismic Upgrade and Master Plan (Project). That NOP was distributed to state agencies through the Office of Planning and Research, and to residents within the vicinity of the project site. Additionally, the City of Oakland Planning Commission noticed and conducted a public scoping hearing on the Draft EIR for the project on February 18<sup>th</sup>, 2009.

Unfortunately, it appears that your agency, organization or you as an individual did not receive the Notice of Preparation as part of the City's January 26<sup>th</sup> mailing. Therefore, the City has re-issued the attached Notice of Preparation and is requesting your comments on the scope and content of the EIR. The EIR will address the potential physical, environmental effects for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City has **not** prepared an Initial Study.

Responses to this NOP and any questions or comments should be directed in writing to:

Scott Gregory, Contract Planner  
c/o Gary Patton, Deputy Director of Planning and Zoning  
City of Oakland, Community and Economic Development Agency  
250 Frank H. Ogawa Plaza, Suite 3330  
Oakland, CA 94612  
Phone: (510) 535-6690  
Fax: (510) 535-6699  
e-mail: [sgregory@lamphier-gregory.com](mailto:sgregory@lamphier-gregory.com)

Comments on this reissued NOP must be received at the above mailing or e-mail address **by 5:00 p.m. Wednesday, April 15, 2009**. Please reference **Case Number ER-090001** in all correspondence. Comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors.

March 13, 2009  
File Number ER090001

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Gary Patton  
Deputy Director, Planning and Zoning and  
Major Projects/Strategic Planning Director

**PROJECT TITLE:** Alta Bates Summit Medical Center, Summit Campus Seismic Upgrade and Master Plan

**PROJECT LOCATION:** The project site is generally bounded by 30<sup>th</sup> Street (south), Webster Street (east), 34<sup>th</sup> Street (north), and Telegraph Avenue and Elm Street (west) in the City of Oakland, Alameda County, California. The project site consists of the following 17 parcels, identified by Assessor's Parcel Numbers: 009-074-601-200, 009-074-601-904, 009-074-602-103, 009-074-602-300, 009-074-602-400, 009-074-602-600, 009-074-602-800, 009-074-602-900, 009-074-603-100, 009-074-603-200, 009-074-603-300, 009-074-603-400, 009-074-603-500, 009-074-603-600, 009-074-603-700, 009-074-603-800, and 009-074-900-105.

**PROJECT SPONSOR:** Alta Bates Summit Medical Center, a Sutter Health Affiliate

**EXISTING CONDITIONS:** The proposed project site is the location of the existing Summit Campus of the Alta Bates Summit Medical Center located on Pill Hill, which is approximately bounded by Telegraph Avenue, Webster Street, 30<sup>th</sup> Street and 34<sup>th</sup> Street, where hospital and related medical uses have been established for several decades. The proposed development will occur on parcels currently occupied by acute care hospital uses, administrative and medical offices and surface parking lots located within the existing campus boundaries. Adjacent land uses are mainly institutional and commercial uses. Sites listed on the Cortese list have been identified within the project site area; however, the listings for these sites have been closed. Buildings that are older than 50 years and within the project site will be evaluated for historic significance.

**PROJECT PURPOSE:** The main purpose of the project is to perform a seismic upgrade of the acute care patient facilities in the Merritt Pavilion, so as to meet and exceed the seismic safety requirements of Senate Bill (SB) 1953. Potential future phases of the project would include the construction of new medical office buildings, classrooms and other facilities on the Summit Campus to enhance its cohesiveness and capacity to serve the community.

**PROJECT DESCRIPTION:** The Project Sponsor proposes to upgrade existing facilities and construct new facilities in a phased master plan. Phase 1 of the project (see attached **Figure 1**) entails construction of a new and upgraded patient care pavilion (primarily a replacement acute care hospital tower and relocated emergency department), which will bring the acute care patient facilities of the Summit Campus (project site) into compliance with the seismic safety requirements of Senate Bill (SB) 1953. Phase 1 will also construct a new parking structure onsite. Phase 1 is expected to be complete by year 2013 to comply with the schedule requirements of SB 1953.

Future phases (see attached **Figure 2**) would develop a new medical office building (MOB), new space for the Samuel Merritt College (a fully accredited health sciences institution), a fitness center, street level retail space, and substantial green space throughout the project site. The project will result in a net increase in building floor area on the Summit Campus of approximately 384,100 square feet and an increase in approximately 806 parking spaces. Future phases are expected to be completed prior to year 2030.

Specifics of the project are set forth on the attached **Table 1** and corresponding **Figure 3**.

#### **PROBABLE ENVIRONMENTAL EFFECTS:**

It is anticipated that the proposed project may have environmental impacts on aesthetics, traffic/circulation, air quality, and noise. It is anticipated that the project will not have environmental impacts on cultural resources; geology and soils; hazards and hazardous materials; hydrology and water

quality; land use, plans, and policies; population and housing; public services; recreation, utilities and service systems; and cumulative growth. Nevertheless, these environmental factors will be analyzed in the EIR.

The Draft EIR will also examine a reasonable range of alternatives to the Project, including the CEQA-mandated No Project Alternative, and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

Attachments:

## Alta Bates Summit Medical Center, Campus Master Plan

### Proposed Development by Phase and Total Buildout

	Merritt Pavillion Sub-area	Health Education Sub-area	Providence Pavillion Sub- area	Peralta Pavillion Sub- area	Summit Sub- area	Change <sup>a</sup>	Total
<b>Existing ABSMC Campus</b>							
Site acres	5.40	2.30	4.30	6.20	2.20		20.40
Bldg. Area (sf)	625,379	58,993	518,804	217,101	17,382		1,437,659
Hospital Beds (#)	345	-	192	-	-		537
Medical Offices (#)	0	3	22	14	4		43
Parking spaces	267	490	132	803	497		2,189
Total employees <sup>b</sup>							2,812
Peak employees							1,960
<b>Phase 1 Project - Completed by Year 2013</b>							
Demolished Bldg Area	(69,674)	-	-	(28,416.0)	-	(98,090)	
New Building Area	230,000	-	-	-	-	230,000	
Net Building Area <sup>c</sup>	785,705	58,993	518,804	188,685	17,382	131,910	1,569,569
Hospital Beds (#)	309	-	192	-	-	(36)	501
New Medical Offices	-	-	-	-	-	-	43
Removed Parking spaces	-	(47)	-	(193)	-	(240)	
New Parking spaces	-	-	-	1,086	-	1,086	
Net parking spaces	267	443	132	1,696	497	846	3,035
New employees	-	-	-	-	-	-	2,812
New peak employees	-	-	-	-	-	-	1,960
<b>Future Phase Projects - Completed by Year 2030</b>							
New Site acres	-	-	-	-	0.8	0.8	21.20
Demolished Bldg Area	-	(9,930)	-	-	(17,382)	(27,312)	
New Building Area	-	72,500	-	32,000	175,000	279,500	
Net Building Area	785,705	121,563	518,804	220,685	175,000	252,188	1,821,757
New Hospital Beds (#)	-	-	-	-	-	-	501
New Medical Offices (#)	-	(2)	-	-	106	104	147
Removed Parking spaces	-	-	-	-	(40)	(40)	
New Parking spaces	-	-	-	-	-	-	
Net parking spaces	267	443	132	1,696	457	(40)	2,995
New employees	-	121	-	8	300	429	3,241
New peak employees	-	-	-	-	-	-	2,266
<b>Total Buildout</b>							
Site acres	5.40	2.30	4.30	6.20	3.00	0.80	21.20
Total Building Area	785,705	121,563	518,804	220,685	175,000	384,098	1,821,757
Hospital Beds (#)	309	-	192	-	-	(36)	501
Medical Offices (#)	-	1	22	14	110	104	147
Parking spaces	267	443	132	1,696	457	806	2,995
Total employees						429	3,241
Peak employees						306	2,266

**Notes:**

- a "Change" column represents the overall physical change on the Alta Bates Summit campus that will be evaluated in the EIR
- b = Full time equivalent
- c Net building area in the Merritt Pavillion Sub-area includes the original 625,379 square feet of the Merritt Pavillion. Acute care functions occupying approximately 109,100 square feet of this space will be relocated to the New Building, and this vacated space will be backfilled with other, non-acute care medical-related use.





- LEGEND**
- PROPOSED GREENSPACE
  - PROPOSED BUILDING
  - PROPOSED RETAIL
  - EXISTING BUILDING (TO REMAIN)
  - REMOVE BUILDING
  - PROPOSED PEDESTRIAN PATH
  - PROPOSED PAVERS
  - PROPOSED EMERGENCY VEHICLE ACCESS
  - EXISTING ROAD

**Demolition (R)**

· 3232 Elm Offices	7,330 SF
· 3300 Elm Offices	2,600 SF
· 3043 Summit Offices	2,500 SF
· 3023 Summit Offices	11,430 SF
· 418 30th Offices	3,006 SF

**New Construction (P)**

· Medical Office Building (5 Stories) (Including 10,000 SF Street Level Retail)	175,000 SF Approx.
· Fitness Center (1 Story)	32,000 SF Approx.
· Samuel Merritt College Expansion (4 Stories)	72,500 SF Approx.

**Site Improvements**

- Summit Street Closure and Plaza
- Hawthorne Avenue Realignment and Patient Care Pavilion Entrance Plaza
- Student Plaza at Peralta Pavilion
- Providence Pavilion South New Entrance

Consultant:

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**  
 FOR REFERENCE  
 ONLY

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**ALTA BATES  
 SUMMIT MEDICAL  
 CENTER  
 PATIENT CARE  
 PAVILION**

ABSMC - SUTTER HEALTH  
 3005 WEBSTER AVENUE  
 OAKLAND, CA 94609

Authority Having Jurisdiction:  
**OFFICE OF STATEWIDE HEALTH PLANNING  
 DEPARTMENT**

Facility Name: Alta Bates Summit Medical Ctr., Summit Campus-Hawthorne

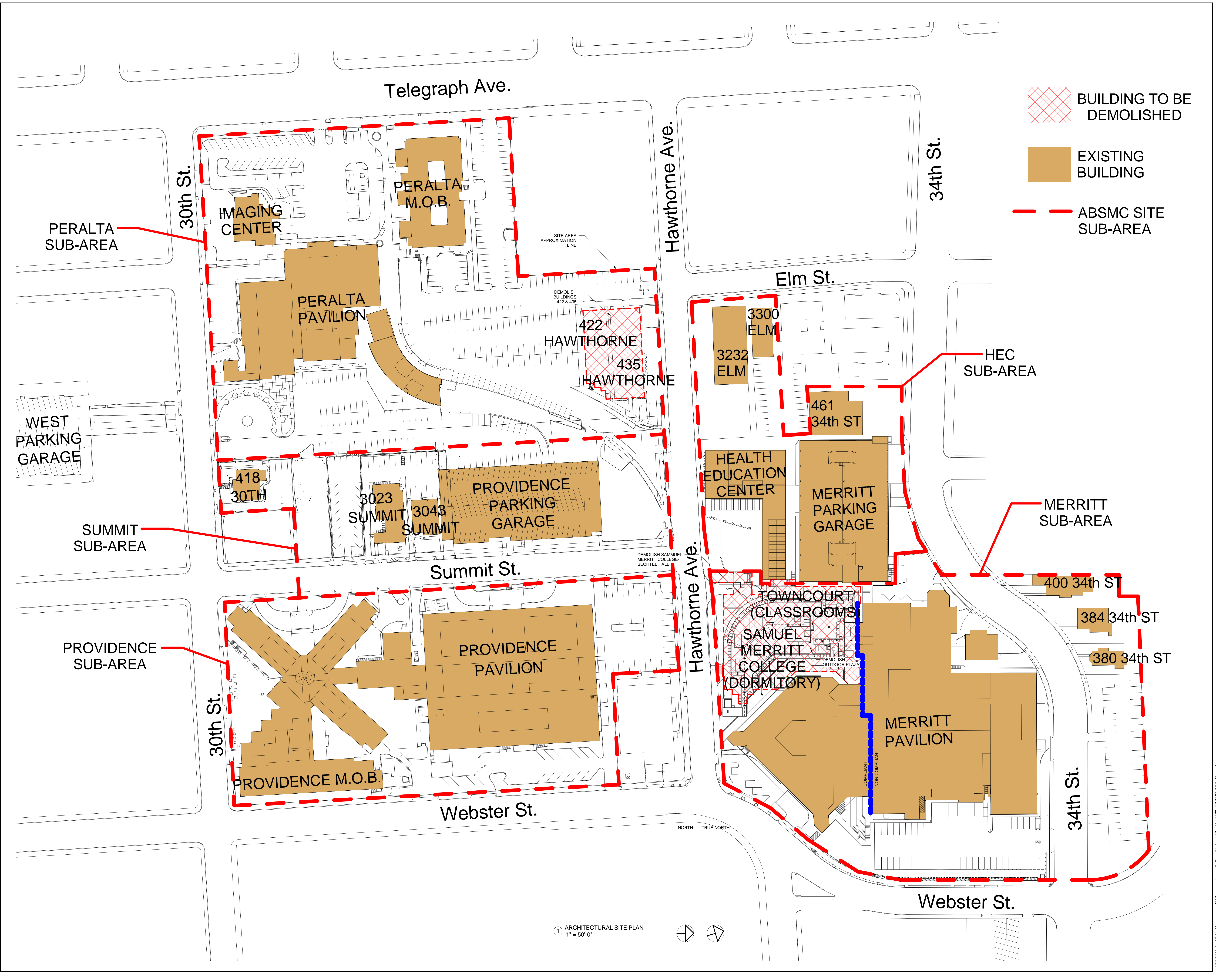
Facility Number: 11322

Revisions:  
 CITY OF OAKLAND BASIC  
 APPLICATION FOR  
 DEVELOPMENT REVIEW

Date: January 15, 2009  
 Scale: 1" = 50'-0"  
 Drawn: Author  
 Reviewed: Checker  
 Job Number: 673

**EXISTING  
 SITE PLAN**

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1 ARCHITECTURAL SITE PLAN  
 1" = 50'-0"