

KAISER PERMANENTE OAKLAND MEDICAL CENTER MASTER PLAN PROJECT

Draft Environmental Impact Report

State Clearinghouse No. 2005032134

Prepared for:

City of Oakland, CEDA

March 2006



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**KAISER PERMANENTE OAKLAND MEDICAL CENTER MASTER PLAN PROJECT
NOTICE OF RELEASE AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)
AND
NOTICE OF PUBLIC HEARING**

TO: All Interested Parties

SUBJECT: Notice of Release/Availability of Draft Environmental Impact Report for the Kaiser Permanente Oakland Medical Center Master Plan Project and Notice of Public Hearing on the same

REVIEW PERIOD: March 2, 2006 – April 17, 2006

CASE NO.: ER 05-0004 (State Clearinghouse Number 2005032134)

PROJECT SPONSOR: Kaiser Foundation Health Plan

PROJECT LOCATION: The project area is generally the area surrounding the intersection of Broadway and West MacArthur Boulevard in Oakland. It includes the existing Kaiser Permanente hospital and associated facilities, the M/B Center, the western side of the 3700 block of Broadway, and the existing AAA building site at MacArthur/Shafter.

PROJECT DESCRIPTION: The Project Sponsor, Kaiser Foundation Health Plan, proposes the Kaiser Permanente Oakland Medical Center (OMC) Master Plan Project, which would entail the phased replacement of the existing medical center with a new, comprehensively planned state-of-the-art medical center. The proposed project meets the operational and legal mandates of State law (Senate Bill 1953) which requires the replacement or seismic retrofitting of the existing hospital by January of 2013. Since major improvements are needed to construct a new hospital, Kaiser also sees this project as an opportunity to modernize the OMC to meet more current medical building guidelines regarding space for patients, staff, and diagnostic and treatment facilities. The Master Plan is also intended to provide for an incremental increase in patient care related to Kaiser's projected business growth as a health care provider. The proposed project would result in a new medical center of approximately 1.78 million square feet of building area on approximately 21 acres.

The new medical center campus would be developed in three phases to ensure that the medical center could continue to provide uninterrupted medical service during implementation of the project. The first phase is construction of a new 165,000 square-foot medical services building on West Broadway along with a 738-space parking garage and a 34-space surface parking lot. The second phase involves construction of a new 346-bed hospital (the same number of beds as the existing hospital), outpatient services offices, a central utilities plant and a 1,216-space parking garage. The third phase includes construction of a new central administration medical services building of approximately 60,000 square feet and a 189-space parking facility. Three overhead pedestrian bridges are proposed, one over MacArthur Boulevard and two over Broadway to link the campus together. Most existing buildings on each of the sites will be demolished prior to each phase of construction.

The project proposes a General Plan amendment to clearly delineate the Kaiser OMC and to rezone the project area to a new planned development zone that would include land use regulations, development standards and design guidelines unique to the project. Other approvals will include a redevelopment Plan amendment, preliminary and final development plan(s) including design review approval, a subdivision

map, a creek protection permit, a tree removal permit and possibly other City approvals/actions. In addition, approvals or permits may also be required from other state and regional agencies and districts.

ENVIRONMENTAL REVIEW: A Draft Environmental Impact Report (DEIR) has been prepared under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 *et. seq.* The DEIR analyzed potentially significant environmental impacts in the following environmental categories: Land Use Plans, and Policies; Transportation, Circulation, and Parking; Air Quality; Noise; Cultural Resources; Geology, Soils, and Seismicity; Hydrology and Water Quality; Public Health and Safety; Biological Resources; Population, Housing, and Employment; Visual Quality and Wind; Public Services and Recreation; and Utilities, Service Systems and Energy. The Draft EIR identified significant unavoidable environmental impacts related to: Transportation, Air Quality 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. The Draft EIR may also be reviewed on the City's website at:

www.oaklandnet.com/government/ceda/revised/planningzoning/majorProjectsSection/kaiser.html

PUBLIC HEARINGS:

Wednesday, March 22, 2006 at 6:30 p.m. Special Meeting of the City Planning Commission, Hearing Room 1, City Hall, One Frank H. Ogawa Plaza (DEIR comments, comments on Master Plan, General Plan amendment, rezoning)

Monday, March 13, 2006 at 6:00 p.m. Landmarks Preservation Advisory Board, Hearing Room 1, City Hall, One Frank H. Ogawa Plaza

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 focusing on whether the DEIR is sufficient in discussing possible impacts to the environment as a result of this Project and ways those impacts may be avoided or minimized through mitigation measures and/or alternatives. All comments received will be considered by the City prior to finalizing the EIR and to taking any further action pertaining to the Project. Comments **must be received no later than 4:00 p.m. on Monday, April 17, 2006**, and should be sent to the attention of Scott Gregory, Contract Planner 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 email at kaiser@lamphier-gregory.com. If you challenge the environmental document or other potential 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 April 17, 2006. For further information please contact Scott Gregory at (510) 535-6690 or at kaiser@lamphier-gregory.com.

GARY PATTON
Deputy Director, Planning and Zoning

Date of Notice: March 2, 2006

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Draft Environmental Impact Report

Prepared for:
City of Oakland

March 2006

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