



California Pacific
Medical Center

California Campus
3700 California Street

Davies Campus
Castro & Duboce Streets

Pacific Campus
2333 Buchanan Street

A Sutter Health Affiliate

February 22, 2008

Bill Wycko, Interim Environmental Review Officer
San Francisco Planning Department
Major Environmental Analysis Division
1650 Mission Street, Suite 400
San Francisco, CA 94103

Mailing Address
P.O. Box 7999
San Francisco, CA 94120
(415) 600.6000

Dear Mr. Wycko,

Thank you for your interest in helping us to improve California Pacific Medical Center for the patients and families we are honored to serve. Please find the revised California Pacific Medical Center Environmental Evaluation Application attached.

We first submitted an application in June 2005. Since then, the project has changed enough to require a revised project description. Many changes were made due to neighborhood concerns, construction cost escalation, addition of St. Luke's as a campus in the CPMC family, and our evolving planning to continue providing world-class health care. We are ready to restart the public process by inviting review and comment on this revised proposal.

By 2015, most California hospitals are required to comply with new legislation to withstand a major earthquake. Hospitals not complying with this law (known as SB 1953, modified by SB 1661) will be forced to close. In order to give adequate time to perform the detailed analysis required within an Environmental Impact Report for the project, we need to submit this application now. The process of planning for the future of healthcare delivery and the facilities required is incredibly complex. Many other medical institutions, including San Francisco General and UCSF, find themselves under similar pressure to meet state seismic deadlines.

We will be restarting an intense outreach process involving city decision-makers, our campuses' neighbors, and other interested individuals. The attached application is intended to describe a 'preferred scenario' that anticipates the most intense activity levels of the various scenarios that have been considered to date.

Key revisions to the original application are:

1. Reduction in Cathedral Hill Hospital
 - from 330 to 283 feet high
 - from 620 to 555 beds – with corresponding reduction in building area by approximately 400,000gsf;
2. Integration of the St. Luke's Campus;
3. Sale of the California Campus under the preferred scenario;
4. Reduction in Pacific Campus proposed construction:
 - elimination of the proposed Research and Medical Office buildings, and

- scaling back of proposed parking structure

We recognize there are several items still in motion. Of particular interest to the city is the future of the St. Luke's Campus and what would best serve our community there. We have initiated a public-private planning process involving a panel of leaders in health care, business, community and labor to assist us in developing a viable plan for our newest campus, which complements and is supported by CPMC's current institutional plan. The outcome of this process, currently anticipated in June 2008, will inform a revised proposal at the St. Luke's campus.

This proposed project is the impetus for an environmental analysis that will provide guidance to both CPMC and the interested public on project-related impacts. We are submitting this application in the hope of holding to the state legislation deadline and to discuss options from a clear starting point. We value your feedback, input and time. We will be holding campus focus groups and will provide ample notice of scheduled meetings.

Thank you for helping California Pacific Medical Center in its efforts to serve its patients, families, employees and physicians.

Please contact Ralph Marchese at The Marchese Company at (415) 567-9872 if you have any questions regarding this process.

Sincerely,



Martin Brotman, M.D.
President and CEO
California Pacific Medical Center