



# Community Hospital of the Monterey Peninsula®

Innovative healthcare with a human touch

August 18, 2008

RECEIVED

AUG 18 2008

MPWMD

Judi Lehman  
Chair, Board of Directors  
Monterey Peninsula Water Management District  
5 Harris Court, Building G  
P. O. Box 85  
Monterey, CA 93942-0085

Re: MPWMD Ordinance 136

Dear Chair Lehman and Members of the Board:

I am writing on behalf of Community Hospital of the Monterey Peninsula to comment regarding proposed MPWMD Ordinance 136, which your Board will consider at its August 18, 2008 meeting. The Hospital is very concerned about the potential impact of Ordinance 136 and the issues it is intended to address on the Hospital's ability to implement its long-range plans for serving the health care needs of the community, specifically the phased development of its ancillary facilities and related uses on the Hospital's Ryan Ranch Campus.

Nearly ten years ago, the Hospital began a planning process for the development of ancillary off-site medical facilities. In 2001, the Hospital acquired a 21.2 acre parcel in Ryan Ranch for this purpose. In November of 2002, the Monterey City Council granted the necessary discretionary approvals for the phased development of 4 medical office buildings on the Hospital's Ryan Ranch Campus. Two of buildings have been built and are operational. The third building is in the conceptual design stage and is currently proposed to include ancillary Hospital services, a community wellness center, and office space for medical and other health care practitioners and services. On June 13, 2007, California-American Water Company ("Cal-Am") issued a "will serve" letter for the third building. Completion of the development of the Ryan Ranch Campus is an important component of the Hospital's integrated plan to meet the future health care needs of the residents of Monterey County. The Hospital is very concerned that the process outlined under Ordinance 136, if implemented within Cal-Am's Ryan Ranch subunit, has the potential to prevent or postpone development of the remaining phases of the Hospital's Ryan Ranch Campus.

The Hospital is well aware of existing physical and regulatory constraints on the Monterey Peninsula's water supply and understands the importance of managing local water resources to ensure an adequate supply of water. However, when those constraints threaten to impede the development of facilities essential to meeting the changing health care needs of an aging and increasing population, it is time for all community leaders and public agencies to redouble their efforts toward resolving regulatory and resource constraint issues. In managing the Peninsula's

Judi Lehman  
Page Two

water resources, the Hospital urges the District Board and staff to step up the level of their commitment to ensure the development of new water sources and to do everything within their power to remove existing regulatory obstacles to meeting the Peninsula's diverse water needs. In the process, including in the process proposed under Ordinance 136, the District should give the highest priority to approved uses for the development of facilities related to medical services, health care, and other important public health and safety uses. The future of our community and the quality of life of its citizens depend on these issues being resolved expeditiously and with a clear vision for the future.

Thank you for the opportunity to comment on this proposed ordinance.

Very truly yours,  
Community Hospital of the Monterey Peninsula



Steven J. Packer, M.D.

cc: Kristi Markey, Vice Chair – Division 3, MPWMD  
Alvin Edwards – Division 1, MPWMD  
Regina Doyle – Division 4, MPWMD  
Bob Brower – Division 5, MPWMD  
David Pendergrass – Mayoral Representative, City of Sand City  
David Potter – Monterey County Board of Supervisors  
Darby W. Fuerst, General Manager, MPWMD  
Craig Anthony, General Manager, Cal-Am