

STAFF REPORT AMENDED 7-26-84  
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	University of California-Davis Medical Ctr., 2315 Stockton Blvd., Sacto., CA		
OWNER	The Regents of the Univ. of Calif., 2000 University Ave., Berkeley, CA		
PLANS BY	UCD Engineering-Davis		
FILING DATE	7/12/84	50 DAY CPC ACTION DATE	REPORT BY: TM:lr
NEGATIVE DEC	7/16/84	EIR	ASSESSOR'S PCL NO. 011-200-07,14,19 thru 23

APPLICATION: A. Negative Declaration  
B. Special Permit to modify Special Permit  
PSG-137 to expand an existing emergency  
helicopter service from approximately 5  
flights per month to 90 flights per  
month.

LOCATION: 2315 Stockton Boulevard

PROJECT DESCRIPTION:

The University of California Medical Center is requesting approval of the necessary entitlements to expand an existing emergency medical helicopter service from approximately 5 flights per month to a maximum of 90 flights per month. An existing landing site (helipad) will be utilized for this service. The heliport is located approximately 500 ft. north of X Street in an existing parking lot area. The approach path to the helipad is from the south over X Street parallel to Stockton Boulevard. This approach path is the same for the existing service.

A jet-powered Alouette helicopter specially designed and staffed with medical personnel will be utilized for this service. The helicopter will be based at Executive Airport where all refueling and maintenance will occur and will be able to respond within five minutes of receiving a call, 24 hours per day.

The UCD Medical Center is the only designated Trauma Center in the Sacramento area. The expanded emergency helicopter service will provide for faster and more efficient medical service to persons in immediate need.

PROJECT INFORMATION:

1974 General Plan Designation:	Medical Center
1983 East Broadway Community Plan Designation:	Medical Center
Existing zoning of site:	R-2
Existing land use of site:	Medical Center Parking Lot
Surrounding land use and zoning:	
North:	Residential; R-1 and R-2
South:	Residential; R-3 and C-2
East:	Vacant, R-1
West:	Commercial; C-2
Helipad dimensions:	65' x 65'

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Significant features of site: Existing helipad facility  
Type of proposed helicopter: Alouette III  
Number of anticipated flights: 60 to 90 per month

PROJECT EVALUATION: The staff's primary concerns relative to this request are the potential noise impacts and public safety aspects of the project. In light of these concerns, staff has the following comments:

1. Public Safety - The safety of heliport facilities and helicopters is the responsibility of the Division of Aeronautics Cal Trans, and the Federal Aviation Administration. Appropriate permits have already been obtained from these agencies for the existing heliport facility. A heliport facility permit was also issued by the Sacramento Regional Council of Governments in conjunction with the establishment of the existing heliport. These permits specify the design and locational requirements of the heliport facility as well as approach zone limitations.

The Sacramento Council of Governments is currently preparing some advisory guidelines to assist local governments in the site development aspects of heliports, however these guidelines are not expected to be complete until October or November.

2. Noise - Currently, the emergency helicopter service is provided by a variety of governmental entities utilizing various types of helicopters. The amount of noise generated by these helicopters, as well as the approach path to the hospital, varies dependent upon the type of helicopter and the pilot's knowledge of the area. Although there is only one FAA Approved Approach Zone (South of the heliport to X Street and beyond) complaints have been made which suggest that approaches to the hospital have occurred over the U and V Street area.

The proposed service will be provided by a specially designed medical helicopter called Alouette III. Information supplied by the applicant indicates that this helicopter type is extremely quiet compared to the more commonly used military helicopters. The helicopter pilots are employed by a single commercial service called Rocky Mountain Helicopter. The utilization of this quieter helicopter type, as well as a single commercial operator responsible directly to the Medical Center, should help to insure that the

correct approach path via "X" Street, is utilized and that the recommended special permit conditions are enforced.

If compliance can be assured, then noise impacts on the U-V Street area should be eliminated or substantially reduced with the quieter helicopter. However, the frequency of overflights over the X Street area will substantially increase.

Based upon Environmental Documentation for other such services staff estimates that noise impacts on the X Street residences should range from 20 to 40 dB above the existing Day Night Equivalent Sound Level (Ldn) of 60-65 dB2 for each landing and takeoff event.

Because these events are expected to occur no more than three times daily and be of short duration, the City Noise Ordinance standards should not be violated. However, this does not mean that the landings and takeoffs will not disturb the residents within the approach area.

Since this service is new to the Sacramento area, staff recommends that certain precautions be taken to monitor the noise impacts as well as to insure compliance with the Environmental Determination mitigation measures. As indicated in the Special Permit conditions, staff recommends that the Special Permit be granted for a pilot program not to exceed 6 months. Furthermore, staff recommends that during this time a on and off site noise study be conducted to determine specific noise impacts.

Attached for the Commission's consideration are letters both in support and in opposition to this request.

ENVIRONMENTAL DETERMINATION: The environmental coordinator has reviewed the project and has filed a Negative Declaration, based upon compliance with the following mitigation measures;

- The helicopter pilots will be required to follow Stockton Boulevard as they approach the helipad approach zone. Specifically, low elevation flights over the residential areas west of Stockton Boulevard and north of V Street will not be permitted.
- A seven day, complete week, noise study shall be conducted after 3 months of the initiation of the

expanded service. The study shall include at least 4 on and off site monitoring locations as well as a comprehensive flight log which indicates the number of flights, arrival and departure times, as well as the type of helicopter. This report shall be submitted to the Planning Director during the fifth month of operation.

- A log system will be utilized by the Medical Center to record the arrival and departure times of all flights, type and nature of the flight. This log book shall be accessible to all interested persons and shall be correlated to the noise study.
- The helicopter service shall be limited to a 6 month trial period, during which no more than 60 flights per month shall be allowed. At the end of this time the impacts of the service shall be re-evaluated.

In conclusion, staff recommends that the special permit be granted subject to conditions listed below. Staff finds that the proposed commercial service, even with an increased frequency of flights, will be less disruptive to the surrounding area and that the public good served by the intended service warrants the initiation of a pilot program.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Special Permit subject to conditions and based upon findings of fact which follow:

Special Permit - Conditions:

- a. The helicopter pilots will be required to follow Stockton Boulevard as they approach the helipad approach zone. Specifically, low elevation flights over the residential areas west of Stockton Boulevard and north of V Street will not be permitted.
- b. A seven day, complete week, noise study shall be conducted after 3 months of the initiation of the expanded service. The study shall include at least 4 on and off site monitoring locations as well as a comprehensive flight log which indicates the number of flights, arrival and departure times, as well as the

type of helicopter. This report shall be submitted to the Planning Director during the fifth month of operation.

- c. A log system will be utilized by the Medical Center to record the arrival and departure times of all flights, type and nature of the flight. This log book shall be accessible to all interested persons and shall be correlated to the noise study.
- d. The helicopter service shall be limited to a 6 month trial period, during which no more than 60 flights per month shall be allowed. At the end of this time the impacts of the service shall be re-evaluated. (CPC amended to ...no more than 45 flights per month...)
- e. No refueling or maintenance of the helicopter shall take place at the Medical Center.

f. ~~The helicopters shall be based at Executive Airport.~~  
(CPC deleted)

*\*see below*  
Special Permit - Findings of Fact:

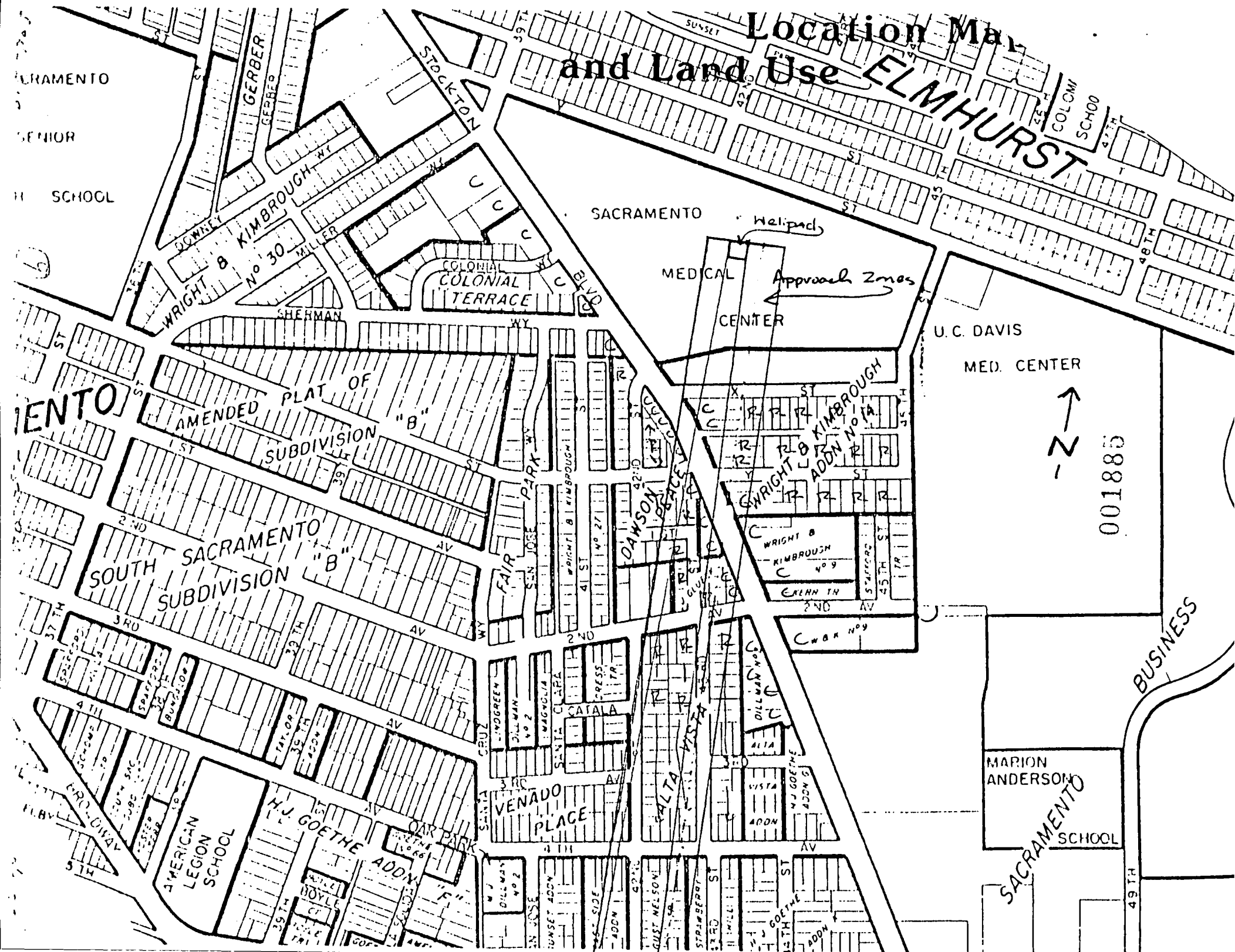
- a. A Special Permit, as conditioned, is based upon sound principles of land use in that the expanded helicopter service will be utilizing an existing heliport facility and approach zone.
- b. The granting of the Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, in that the noise ordinance standards should not be violated and the conditions of approval include monitoring of the noise impacts and re-evaluation of the service after it is initiated.
- c. The granting of the Special Permit is consistent with the General Plan and the East Broadway Plan which designate the site as a Medical Center.

*\*Planning Commission added the following conditions:*

- g. Applicant shall establish complaint procedure and hold at least two meetings in the community to hear complaints, problems, and to disseminate information.
- h. Applicant shall transmit letters to various entities using the helipad regarding an appropriate approach path.
- i. Applicant shall log all complaints.

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# Location Map and Land Use



# PROPOSED HELIPAD SITE

42nd ST

STREET

036 1537

1218A  
1218

EMERGENCY  
ENTRANCE

PATHOLOGY OFFICES  
& TEACHING

NORTH  
WING

FACULTY OFFICES  
(LABS. UNIT 1)

GARAGE

SPT  
SEES

CLINICAL  
QUARTERS

RECEIVING  
DOCKS

EAST  
WING

BOILER /  
OPERATION  
OF PLANT

SOUTH  
WING

NEW  
REPLACEMENT  
FACILITY

MAIN  
HOSPITAL

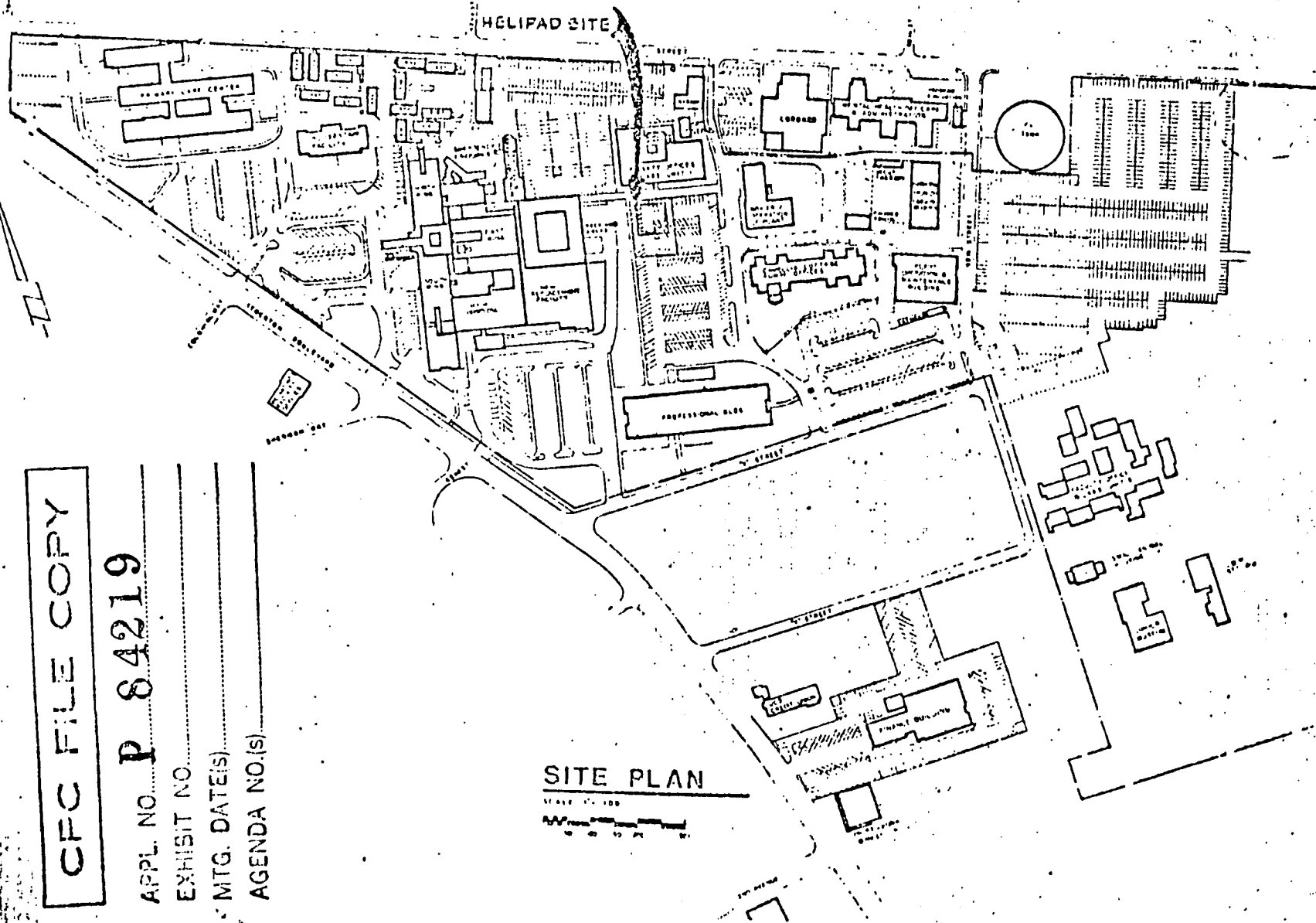
CASE  
ADM.

001886  
PROFESSIONAL BLDG

STREET

ST

# Site Plan



**U.C.**

office  
of  
architects  
and  
engineers

University  
of  
California  
Davis 95616

nrp

copy 0102/08/1989  
0102/08/1989

job no

drawn

approved

**HELIPAD  
U.C.D.  
MEDICAL  
CENTER**

**SACRAMENTO  
CALIFORNIA**

project

revisions

**VICINITY  
MAP**

sheet title  
scale 1" = 100'

sheet

1 of 2 sheets  
date

**CFC FILE COPY**

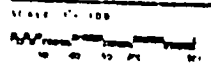
APPL. NO. **P 84219**

EXHIBIT NO.

MTG. DATE(S)

AGENDA NO.(S)

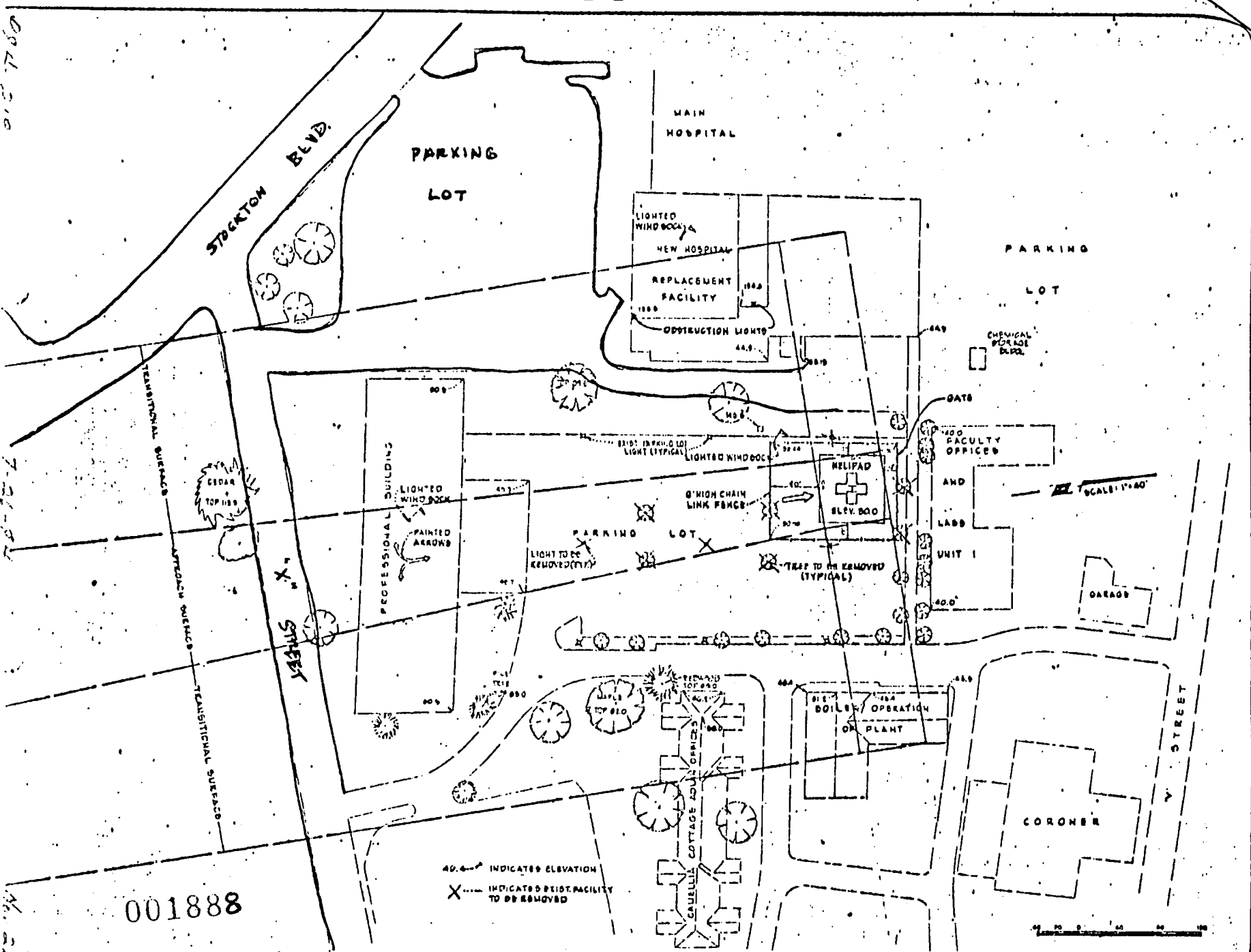
**SITE PLAN**





# Approach Zones/Site Plan

015 700



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40.0' INDICATED ELEVATION  
 X INDICATES RISE/FACILITY TO BE REMOVED

office  
 of  
 architects  
 and  
 engineers  
 university  
 of  
 california  
 Davis 95616

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 LICENSE NO. 10100  
 DATE 1/1/1988

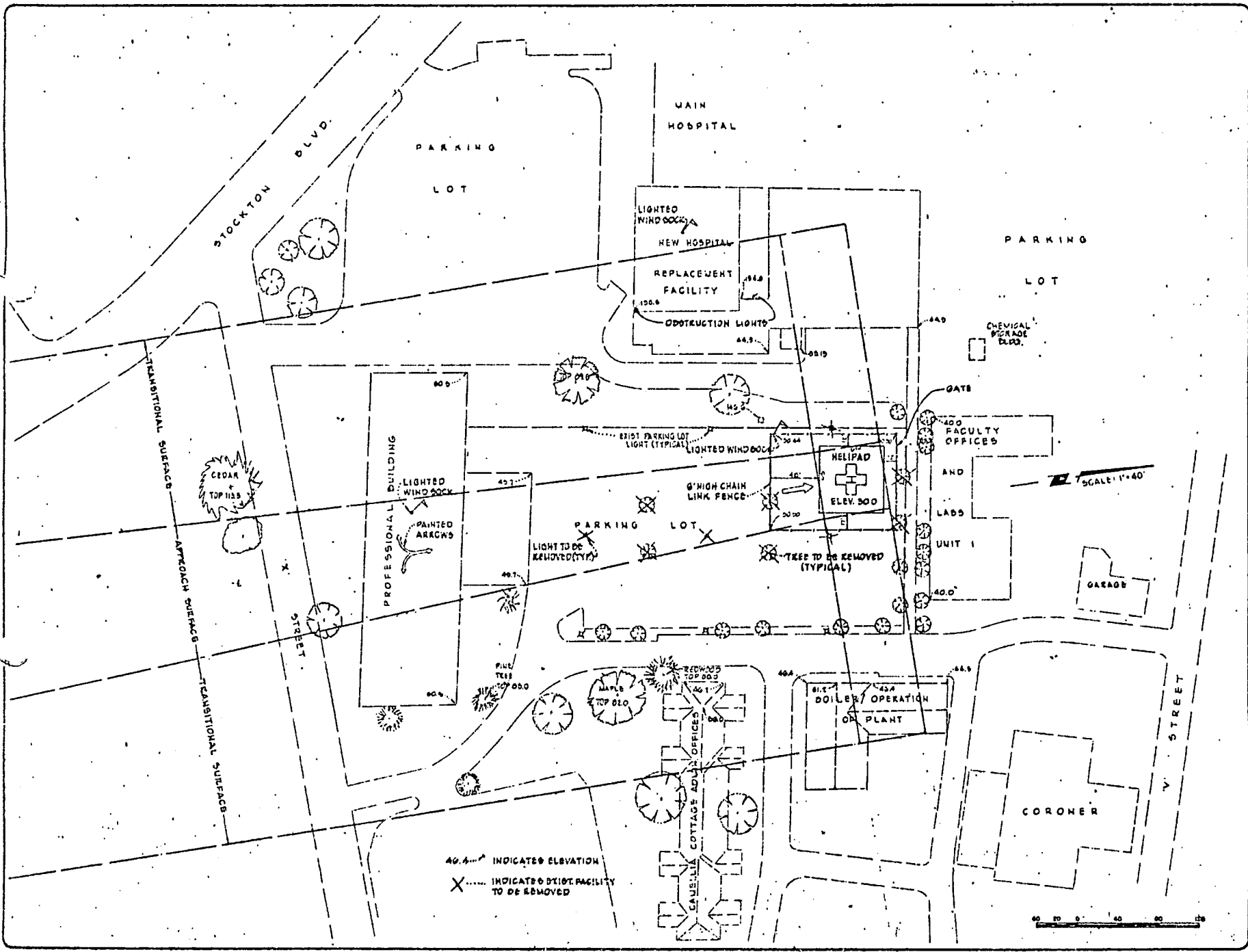
county Sacramento  
 city Davis  
 job no.  
 drawn  
 approved

HELIPAD  
 U.C.D.  
 MEDICAL  
 CENTER  
 SACRAMENTO  
 CALIFORNIA  
 project

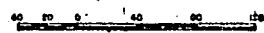
revisions

SITE PLAN  
 sheet title  
 scale

sheet  
 2 of 2 sheets  
 date



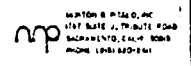
40.4' INDICATES ELEVATION  
 X ..... INDICATES EXIST. FACILITY TO BE REMOVED



**U.C.D.**

office of architects and engineers

university of california davis 95616



county 08 Sacramento

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**HELIPAD  
 U.C.D.  
 MEDICAL CENTER**

**SACRAMENTO CALIFORNIA**

project

revisions

**SITE PLAN**

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2 of 2 sheets

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