

1 [UCSF Medical Center Mission Bay Helipad Project]

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3 **Resolution approving the proposed helipad at the UCSF Medical Center at Mission Bay**
4 **under California Public Utilities Code Section 21661.5 and adopting environmental**
5 **findings under the California Environmental Quality Act, including a mitigation**
6 **monitoring and reporting program and a statement of overriding considerations.**

7

8 WHEREAS, The University of California, San Francisco ("UCSF") desires to construct
9 and operate a rooftop helipad (the "helipad") atop its planned UCSF Medical Center at
10 Mission Bay; and

11 WHEREAS, The Board of Supervisors (the "Board") is required under California Public
12 Utilities Code Section 21661.5, to approve the helipad before the California Department of
13 Transportation, Aeronautics Division, will consider approval of a permit for the helipad; and

14 WHEREAS, The UCSF Medical Center at Mission Bay will include a new, state-of-the-
15 art facility for the UCSF Children's Hospital, which provides a vast array of expert care from
16 routine immunizations to the most advanced treatments for serious, life-threatening childhood
17 diseases; and

18 WHEREAS, Rapid and direct access to highly specialized medical care is vital when a
19 child is critically ill, a baby is born with a devastating birth defect, or a pregnant woman is in
20 distress; and

21 WHEREAS, Community hospitals are not able to provide the resources, level of care,
22 and numbers of pediatric specialists that are available at UCSF Children's Hospital; and

23 WHEREAS, UCSF desires the expertise of the UCSF Children's Hospital to be
24 available to the children of San Francisco, the Bay Area, and beyond; and

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1 WHEREAS, A helipad serving the new UCSF Children’s Hospital would provide much
2 more immediate access for the most critical of these children who are transferred from other
3 hospitals; and

4 WHEREAS, On November 2, 1998, the Board of Supervisors by Ordinance No. 335-98
5 approved and adopted the Mission Bay South Redevelopment Plan, which establishes the
6 land uses for the redevelopment area; and

7 WHEREAS, The new UCSF Children's Hospital is located within the Mission Bay South
8 Redevelopment Plan Area; and

9 WHEREAS, On October 12, 2005, by memorandum, which is incorporated into this
10 resolution by this reference, the Executive Director of the San Francisco Redevelopment
11 Agency determined as provided by Section 302 of the Mission Bay South Redevelopment
12 Plan that the UCSF hospital development is a permitted secondary use under the Mission Bay
13 South Redevelopment Plan Area as it will generally conform to the redevelopment objectives
14 and planning and design controls and will make a positive contribution to the character of the
15 Plan Area; and

16 WHEREAS, The Regents of the University of California ("The Regents") and the
17 University of California ("University"), as the lead agency under the California Environmental
18 Quality Act ("CEQA"), California Public Resources Code Sections 21000 et seq. and the
19 California Code of Regulations Sections 15000 et seq., ("CEQA Guidelines"), for the UCSF
20 Medical Center at Mission Bay prepared and certified the Final Environmental Impact Report
21 on the UCSF Medical Center at Mission Bay on September 17, 2008 (the "MCMB EIR"); and

22 WHEREAS, In regards to the helipad, the MCMB EIR identified helicopter noise
23 impacts and mitigation measures related to helipad operations and identified the need to
24 continue working with the community to develop a Residential Sound Reduction Program
25 ("RSRP"); and

Supervisors Maxwell, Dufty
BOARD OF SUPERVISORS

1 WHEREAS, The Regents adopted CEQA Findings, including a statement of overriding
2 considerations and a mitigation monitoring and reporting program and approved the first
3 phase of the UCSF Medical Center at Mission Bay on September 17, 2008, which documents
4 are on file with the Clerk of the Board in File No. _____ and incorporated in this
5 resolution by this reference; The Regents deferred approval of the helipad operations until the
6 RSRP and associated environmental review pursuant to CEQA were completed; and

7 WHEREAS, UCSF has worked diligently with residents of the neighborhoods adjoining
8 Mission Bay to develop the RSRP for owners of homes that may be disproportionately
9 impacted by noise associated with helipad operations; and

10 WHEREAS, Following development of the RSRP, the University prepared a
11 supplement to the MCMB EIR entitled Final Supplemental Environmental Impact Report for
12 the UCSF Medical Center at Mission Bay – Residential Sound Reduction Program for
13 Helicopter Operations (“SEIR”); and

14 WHEREAS, The SEIR was prepared to update the helicopter noise analysis of the
15 MCMB EIR by evaluating the effectiveness of the RSRP mitigation measure in reducing the
16 noise impacts identified in the MCMB EIR, as well as providing updated noise contours using
17 the most recent Integrated Noise Model developed by the Federal Aviation Administration;
18 and

19 WHEREAS, The University, through its Executive Vice President for Business
20 Operations, certified the SEIR as adequate in accordance with CEQA on April 22, 2009,
21 adopted CEQA Findings related to the impacts of the operation of the helipad, adopted the
22 RSRP mitigation measure to be implemented in addition to the mitigation measures previously
23 approved as part of its approval of the MCMB hospital project, adopted a statement of
24 overriding consideration relating to the significant and unavoidable impacts of helipad
25 operation, and having done so, approved helipad operations at the UCSF Medical Center at

1 Mission Bay; the University's approval, including CEQA findings, are on file with the Clerk of
2 the Board in File No. _____ and which are incorporated in this resolution by this
3 reference; and

4 WHEREAS, The Board is a responsible agency as defined by CEQA Guidelines
5 Section 15381 and the Board through the Planning Department has complied with the
6 requirements for a responsible agency as set forth in CEQA Guidelines Section 15096; and

7 WHEREAS, The Board has reviewed the information contained in the MCMB EIR and
8 the SEIR as relevant to this approval of the helipad and has reviewed the CEQA findings
9 contained in The Regents' and University approval actions related to the Medical Center at
10 Mission Bay and the helipad operation, including the statements of overriding considerations
11 and the mitigation monitoring and reporting program; and;

12 WHEREAS, The Regents has already adopted the mitigation measures recommended
13 in the MCMB EIR and SEIR and specifically, those mitigation measures related to the helipad
14 and has authority to implement the mitigation measures and the Board has no direct authority
15 to implement the mitigation measures; and

16 WHEREAS, Board staff has prepared findings in accordance with CEQA, the CEQA
17 Guidelines, and San Francisco Administrative Code Chapter 31 ("Chapter 31"), for
18 consideration by the Board with respect to its approval of the helipad (the "CEQA Findings"),
19 which findings are found in Attachment A to this Resolution, on file with the Clerk of the Board
20 in File No. _____, including a statement of overriding considerations and Exhibit
21 1, the Mitigation Monitoring and Reporting Program for the UCSF Medical Center at Mission
22 Bay, now, therefore, be it

23 RESOLVED, That the MCMB EIR as supplemented and amended by the SEIR,
24 prepared and certified as adequate by The Regents and the University, have been made
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1 available for review by the Board and the public and these documents are part of the record
2 before the Board; and

3 FURTHER RESOLVED, That the Board has reviewed and considered the MCMB EIR
4 and SEIR and the record as a whole, finds that the MCMB EIR and SEIR are adequate for its
5 use as the decision-making body for the approval of the helipad under California Public
6 Resources Code Section 21161.5 and hereby adopts and incorporates into this resolution by
7 this reference the CEQA Findings in Attachment A, including Exhibit 1, on file with the Clerk of
8 the Board in File No. _____; and, be it

9 FURTHER RESOLVED, That the Board finds that the approval of the helipad is within
10 the scope of the project analyzed in the MCMB EIR, as supplemented and amended by the
11 SEIR; and be it

12 FURTHER RESOLVED, That the Board finds that since The Regents certified the
13 MCMB EIR, as supplemented and amended by the SEIR, there have been no substantial
14 project changes and no substantial changes in project circumstances that would require major
15 revisions to the MCMB EIR beyond the further analysis in the SEIR due to the involvement of
16 the new significant environmental effects or an increase in the severity of previously identified
17 significant impacts, and there is no new information of substantial importance that would
18 change the conclusions set forth in the MCMB EIR, as supplemented and amended by the
19 SEIR; and be it

20 FURTHER RESOLVED, That this Board has not identified any feasible alternative or
21 additional feasible mitigation measures within its powers that would substantially lessen or
22 avoid any significant effect the project would have on the environmental; and be it

23 FURTHER RESOLVED, That the Board hereby approves the rooftop helipad
24 proposed for the UCSF Medical Center at Mission Bay as provided for under California Public
25 Utilities Code Section 21661.5.