UC DAVIS HEALTH | Facilities Planning and Development Division

VIRTUAL Community Meeting | Residential Sound Program

09 December 2025

Matt Dulcich | Director of Facilities Planning

Laura Niznik Williams | Director Gov’t and Community Relations

ResidentialSoundProgram@health.ucdavis.edu

Agenda:

Part I: Welcome and Overview

- Welcome & Introductions
- UC Davis Health Vision 2030
- California Tower & Helipads

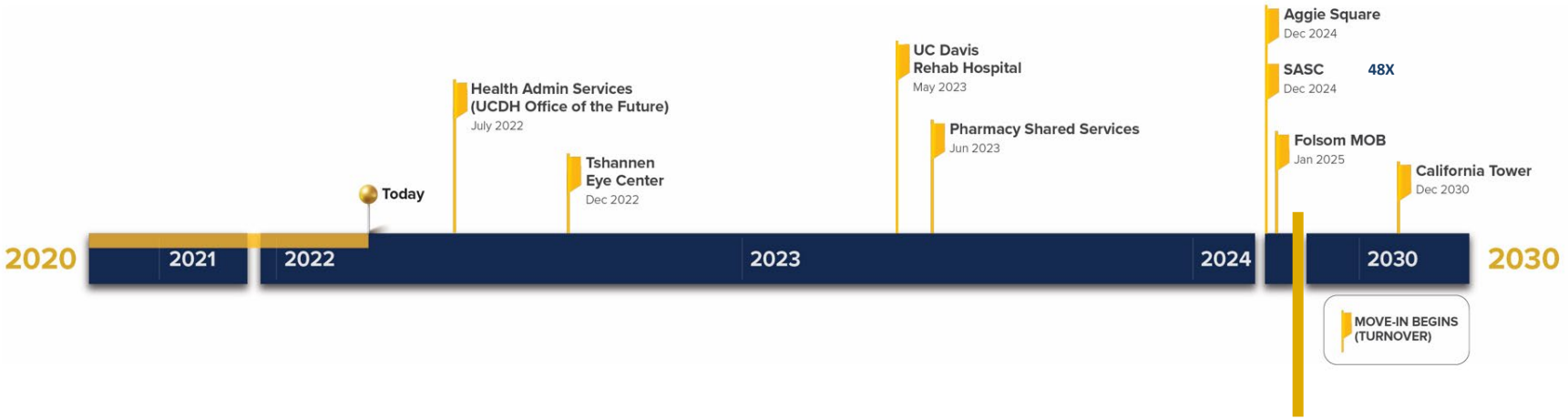
Part II: Residential Sound Program

Part III: Questions and Answers

PART I: Welcome and Overview

Vision 2030

UC Davis Health has opened many new buildings throughout the region



California Tower | 2030

48X | June 2025

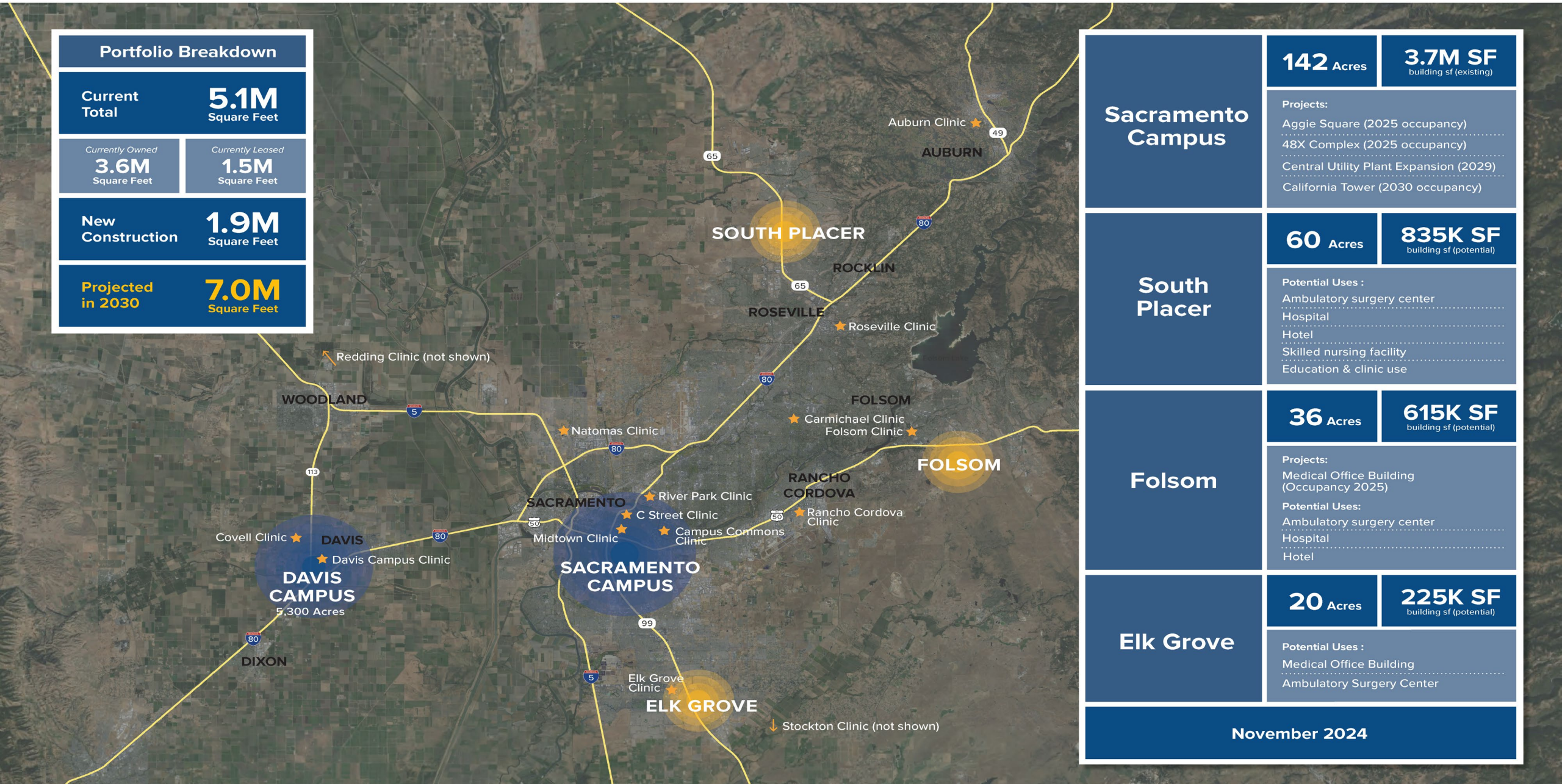
Aggie Square | 2025

Parking Structure 7 | Aug 2025

Folsom Medical Care Clinic| Sep 2025

UC DAVIS HEALTH - REGIONAL FACILITIES

UC DAVIS HEALTH



Portfolio Breakdown

Current Total	5.1M Square Feet
Currently Owned	3.6M Square Feet
Currently Leased	1.5M Square Feet
New Construction	1.9M Square Feet
Projected in 2030	7.0M Square Feet

Sacramento Campus

142 Acres | 3.7M SF building sf (existing)

Projects:
- Aggie Square (2025 occupancy)
- 48X Complex (2025 occupancy)
- Central Utility Plant Expansion (2029)
- California Tower (2030 occupancy)

South Placer

60 Acres | 835K SF building sf (potential)

Potential Uses :
- Ambulatory surgery center
- Hospital
- Hotel
- Skilled nursing facility
- Education & clinic use

Folsom

36 Acres | 615K SF building sf (potential)

Projects:
- Medical Office Building (Occupancy 2025)

Potential Uses:
- Ambulatory surgery center
- Hospital
- Hotel

Elk Grove

20 Acres | 225K SF building sf (potential)

Potential Uses :
- Medical Office Building
- Ambulatory Surgery Center

November 2024

UC DAVIS HEALTH - LONG RANGE DEVELOPMENT PLAN

UC DAVIS HEALTH

Campus Square Footage

LRDP Max Capacity **529,745**

2020	2030
3,669,811	2,870,444

6,540,255

7,070,000

Campus Population

LRDP Max Capacity **1,527**

2020	2030
13,547	6,126

19,673

21,200

Campus Parking

LRDP Max Capacity **920**

2020	2030
7,676	3,404

11,080

12,000

November 2024

UC DAVIS HEALTH - CALIFORNIA TOWER

UC DAVIS HEALTH

California Tower Details

$3.7 Billion *Project Cost*	**909,000 GSF** *of Building Space*	
Basic Program	**334** *Beds*	**12** *Hybrid Operating Rooms*
Number of Stories & Height	*Tower:* **14**	*West Wing:* **5**
Tower at Roofline: **237ft**	*Helipad Elevation:* **247ft**	*Tower Elevator Over-Ride:* **267ft**	*West Wing:* **86ft**

Licensed Bed Count for Main Hospital

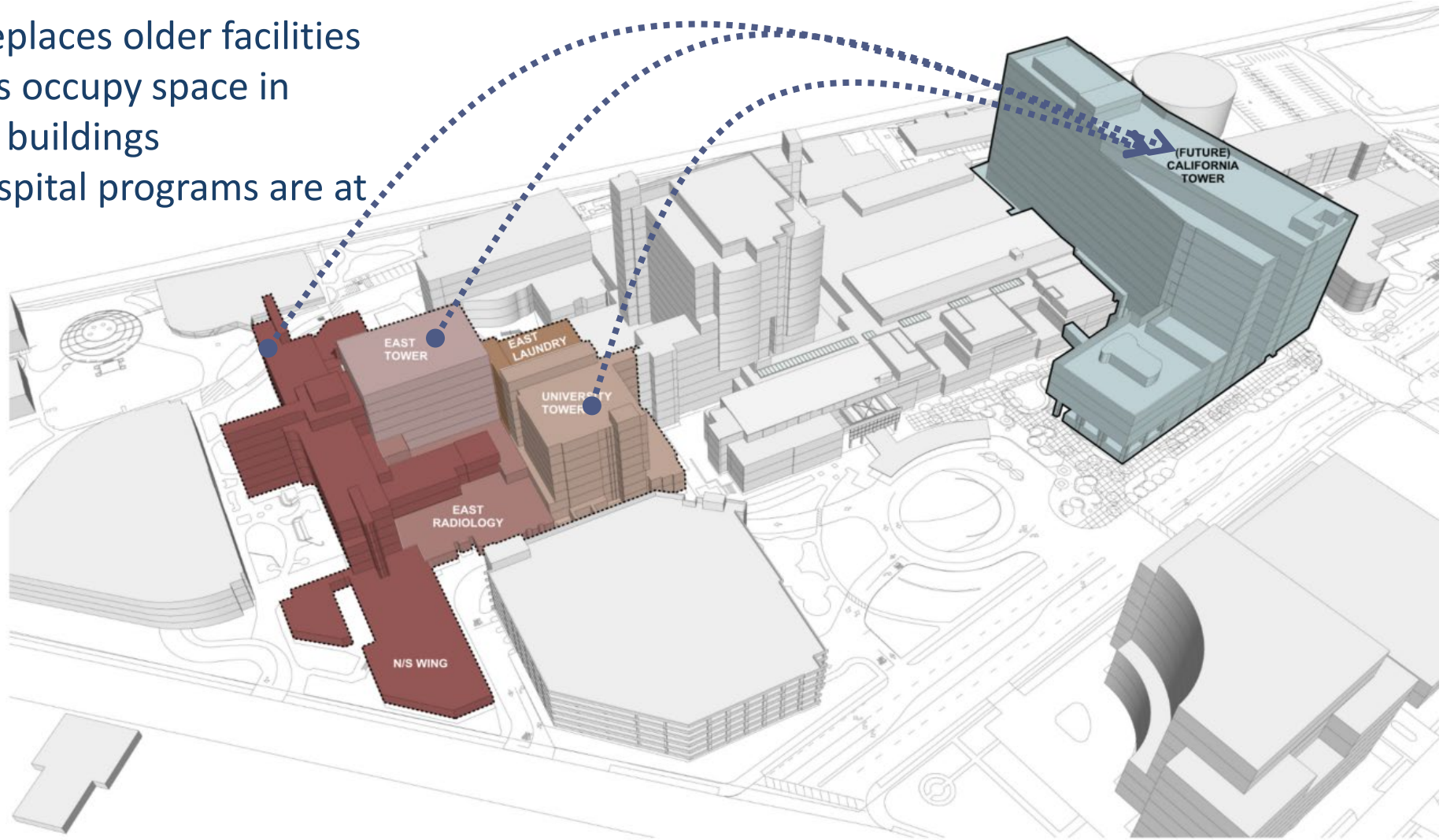
Building	Current Beds	Currently Proposed
East Wing	135	0
University Tower	155	89
Davis Tower	303	260
SES Pavilion	32	19
California Tower	0	334
Subtotal	625	702

November 2024

Vision 2030 | Better Healthcare

Overview

- California Tower replaces older facilities
- Some departments occupy space in seismically deficient buildings
- 130,000 GSF of hospital programs are at risk



California Tower

California Tower

Project Data

- Modern ORs and Patient Rooms
  - 334 Beds
  - 12 Operating Rooms
- Projected Completion 2030
- 900,000 square feet
- 14 Stories
- $3.75 Billion

Major Highlights

- Acuity adaptable patient rooms that improve safety and flexibility of care delivery.
- Enhanced capacity to support the region as the only Level 1 Trauma Center, improving response during critical events.
- Improved site experience with updated landscaping, safer pedestrian pathways and shaded areas at the main entry.

California Tower | Construction

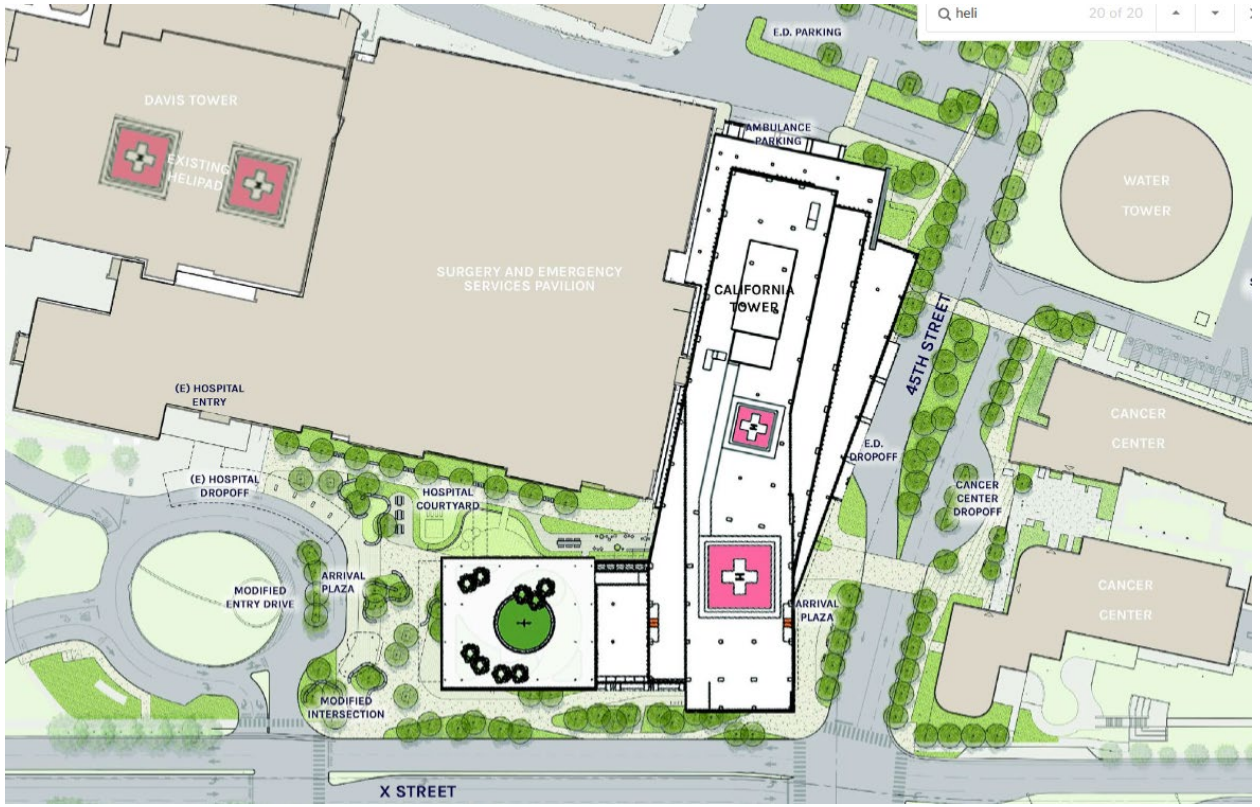
California Tower | Helipads

California Tower:

- Two rooftop helipads for air ambulances
- One larger to allow for infrequent landing of Sikorsky Firehawk CAL-FIRE helicopters

Under future conditions:

- Approx. 15% to land at the existing Davis Tower
- 85% expected to land at the California Hospital Tower.
- Both helipads on the Davis Tower would remain, one for active operations and one backup use during maintenance or emergency situations.



PART II: Residential Sound Program

Residential Sound Program History

- As part of the California Tower Project approval, UC Davis Health completed an environmental impact report in accordance with the California Environmental Quality Act (CEQA) to identify potential environmental impacts and required mitigation measures.
- Helicopter operations were identified as a potential impact. As a result, the Residential Sound Program was established as a required noise-mitigation commitment under the EIR.
- More information about the CEQA process and the mitigation measure that requires this program (MM NOI-4b) can be found here: https://environmentalplanning.ucdavis.edu/california-tower-project-final-eir

California Tower | Helicopter Noise

The Noise mitigation measure has two components:

- Part 1: **Helicopter Operations Plan** to reduce sleep disturbance is detailed in Mitigation Measure Noise-4a.
- Part 2: **Residential Sound Reduction program** to reduce sleep disturbance is detailed in Mitigation Measure Noise-4b

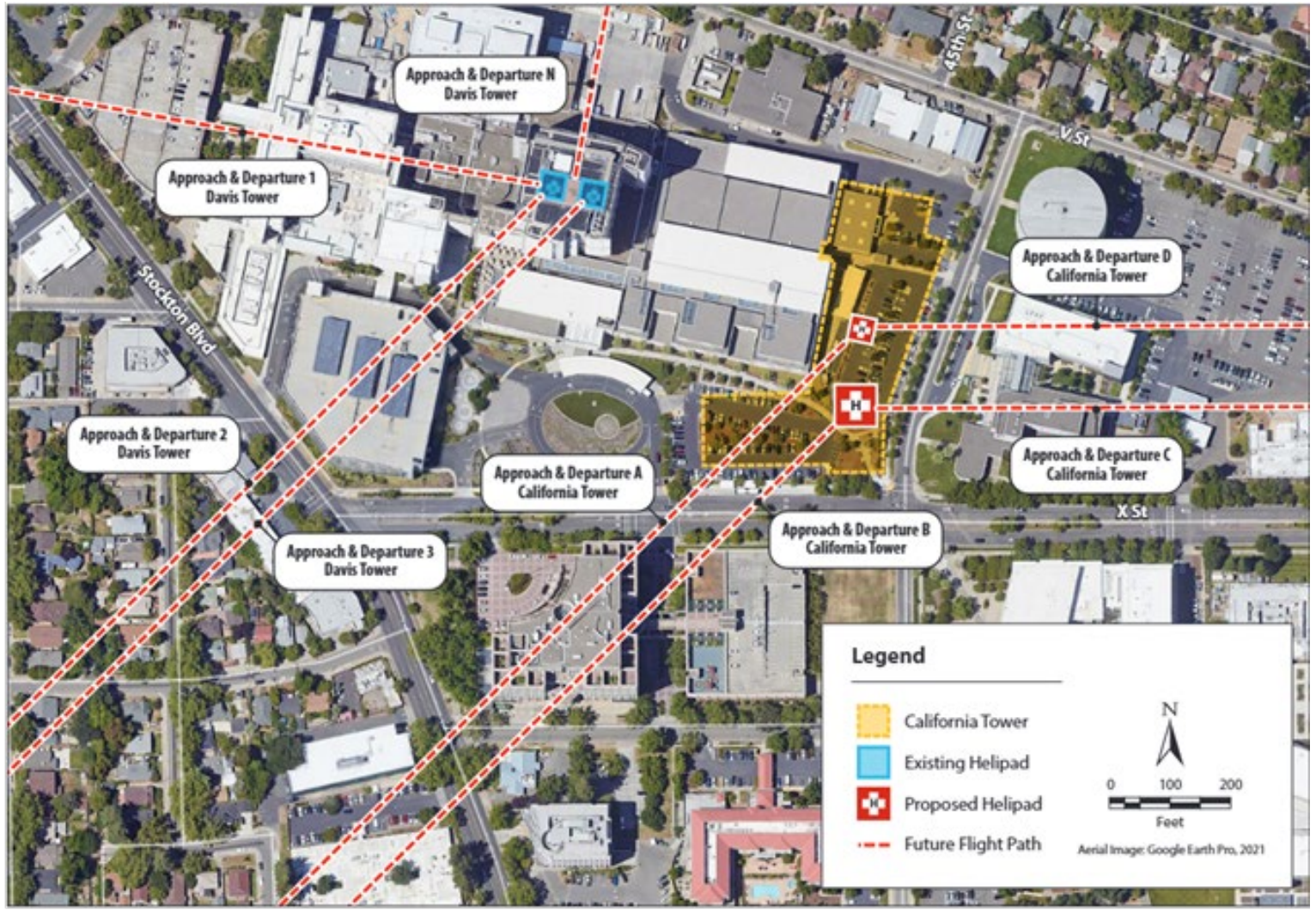
The mitigation measure (MM NOI-4 a and 4b) can be found here: https://environmentalplanning.ucdavis.edu/california-tower-project-final-eir

California Tower | Helicopter Noise

Residential Sound Program Eligibility

- The EIR assumed Federal Aviation Administration identified flight paths for the new helipads.
- The EIR identifies sleep disturbance as the relevant impact at 95 dBA outdoor SEL.
- Using these flight paths and this impact level, a noise model was conducted, and noise contours were developed.

Homes within these 95 dBA noise contours are eligible for the Residential Sound Program.



California Tower | Helicopter Noise

The goals of the Residential Sound Program are to:

- Reduce interior helicopter noise in sleeping areas of eligible homes.
- Provide no-cost sound reduction improvements.
- Fulfill UC Davis Health's CEQA mitigation commitments related to helicopter noise.
- Support UC Davis Health's commitment to being a responsible community neighbor.

California Tower | Helicopter Noise

The University of California Board of Regents certified the California Hospital Tower EIR in November 2021, adopting CEQA mitigation NOI-4a and 4b.

As part of its ongoing commitment to surrounding neighborhoods, UC Davis Health included the Residential Sound Program in the EIR to help reduce interior helicopter noise in eligible homes.

We also recognize that current concerns often relate to helicopters using the existing Davis Tower helidecks, but this new program focuses on mitigating future noise conditions associated with the new California Tower

California Tower | Helicopter Noise

Helicopters & Flight Paths

- The flight paths in the EIR are based on the design and future use of the helipads and confirmed during final design and permitting steps.

- While the EIR identifies typical flight paths for noise modeling purposes, air ambulance pilots must always prioritize real time safety conditions. As a result, pilots may adjust their routes based on weather, visibility, air traffic, or patient needs.

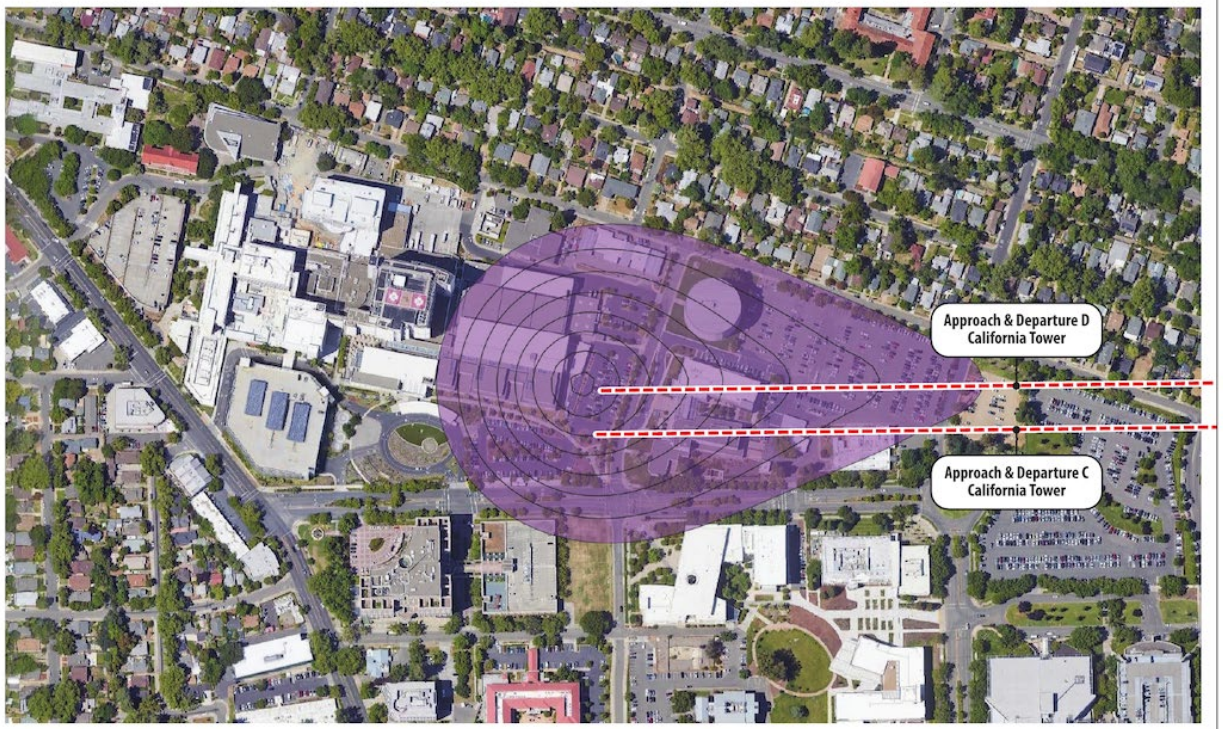


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Figure 3.11-17
Future CA Tower SEL 95 dBA Noise Contour
Approach and Departure Paths C and D

California Tower | Helicopter Noise

Noise Modeling

- **What is SEL?** SEL stands for Sound Exposure Level.
- **What is the SEL 95dBA contour?** It is the area where outdoor noise levels from helicopters are expected to reach or exceed 95 dBA.
- **How was the contour created?** Noise modeling used CadnaA, an internationally accepted modeling software specific to this site.
- **Why is 95 dBA used for eligibility?** The EIR identifies sleep disturbance as the relevant impact at 95 dBA outdoor SEL

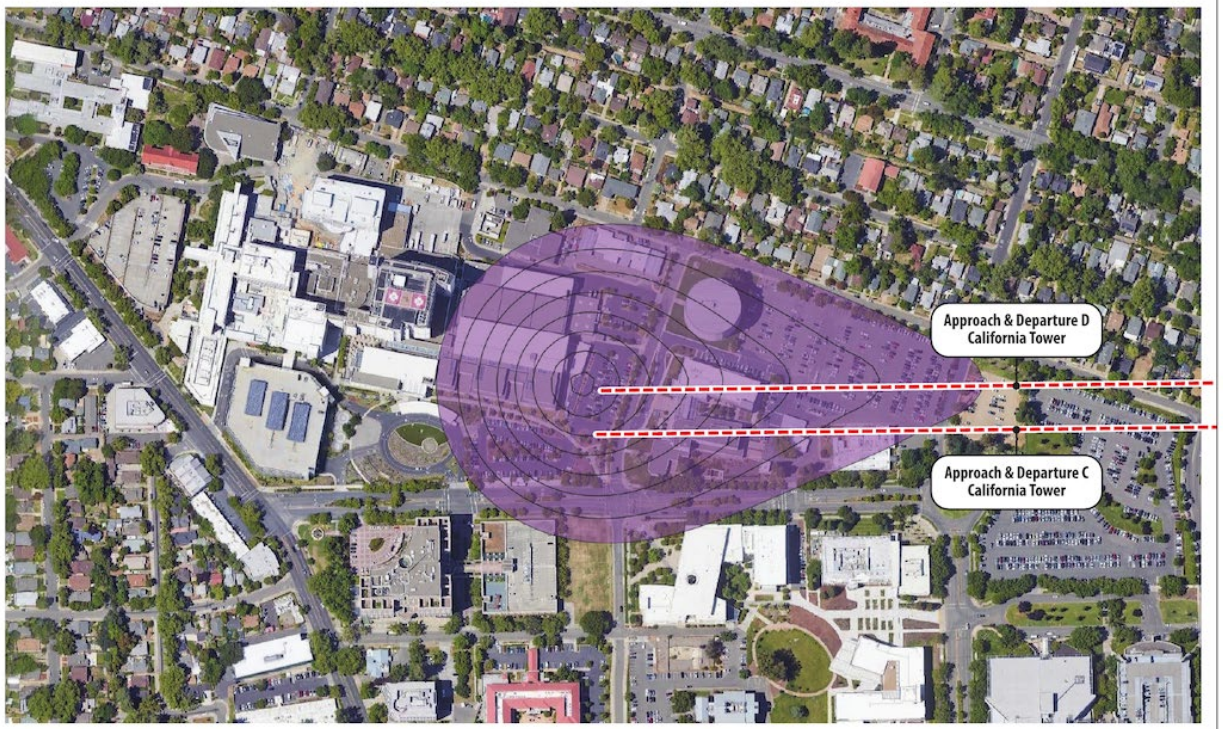

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Figure 3.11-17
Future CA Tower SEL 95 dBA Noise Contour
Approach and Departure Paths C and D

Residential Sound Program (RSP)

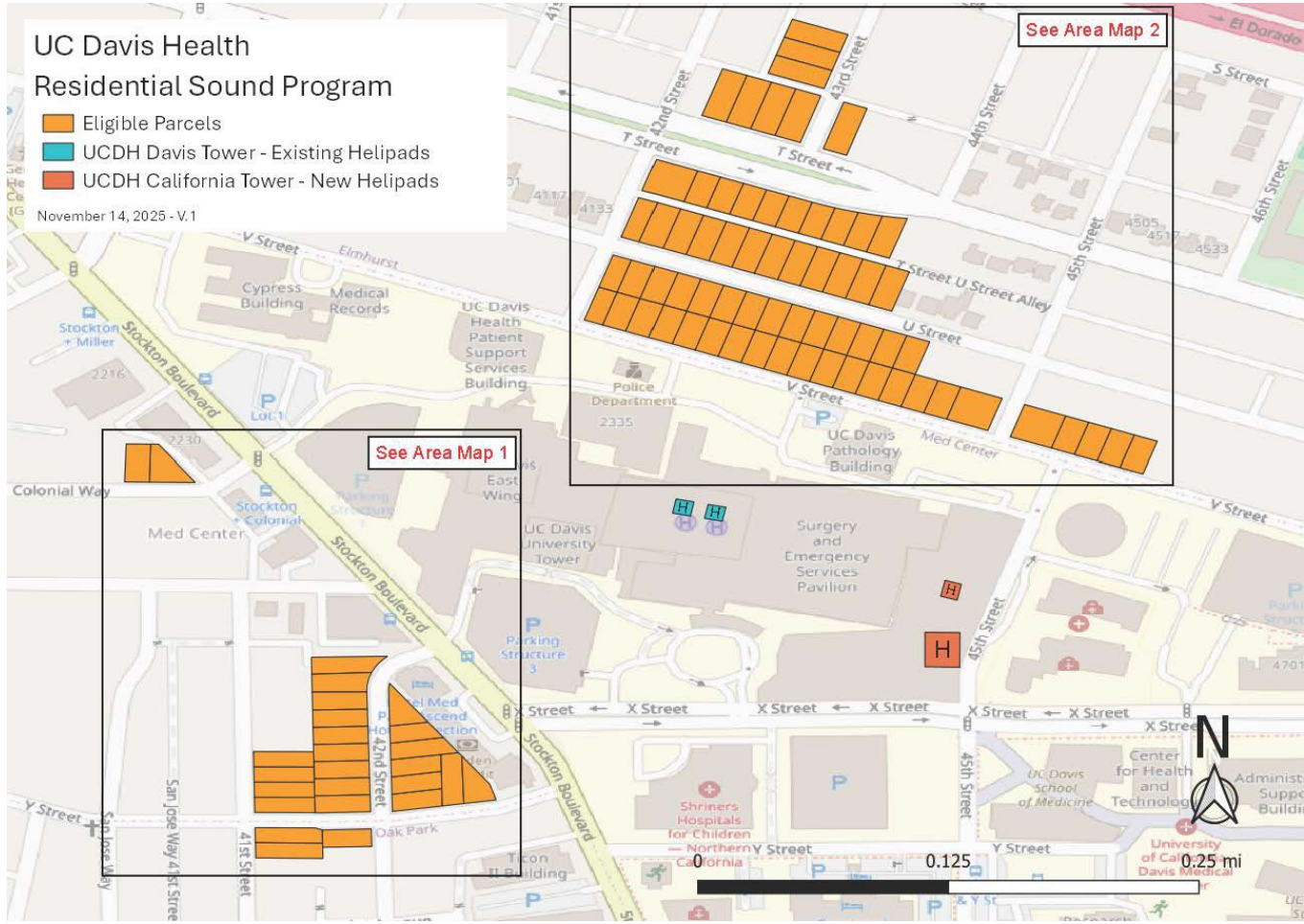
Eligibility

- Parcels located within the boundary map are eligible for noise reduction improvements to reduce helicopter noise.

Noise Reduction Improvements

Examples of potential noise reduction improvements include:

- New interior/exterior acoustical doors and windows for sleeping areas
- Fresh air ventilation systems



Residential Sound Program (RSP)

Program Information

- UC Davis Health launched the Program November 17, 2025 with outreach letter sent via certified mail to homeowners, the certified letters were issued on 11/17/25 & 11/18/25).
- Official Program Website launched: **https://health.ucdavis.edu/facilities/projects/featured/residential-sound-program**
- RSP email address: **ResidentialSoundProgram@health.ucdavis.edu**
- RSP phone number: **(916) 734-8550**

Program Parameters

- Properties within the noise contour with applications on file will be acoustically tested to establish a baseline.
- All homeowners of eligible properties, as listed on the title, must be willing to sign the required legal documents for participation in the RSP. Examples of these include: application form, avigation easement, homeowner agreement, and other forms that will be sent to participants.
- Property owners have 12 months after the date of notification about the Program (11/17/25) to apply for the Program **and** will open again for one year after completion of the California Tower (estimated 2030).

Residential Sound Program (RSP)

Eligibility & Process

- Certified Letter's mailed to Property Owners
- Check RSP website for updates on applications, forms and notices

RSP Website QR Code

Residential Sound Program (RSP) Introduction

UC Davis Health continues construction on several major projects, including the new California Hospital Tower. This work strengthens our mission in education, research, patient care, and community health while ensuring compliance with state-mandated seismic safety requirements.

As part of our ongoing commitment to being a good neighbor, we are pleased to inform you that your home may be eligible for the **Residential Sound Program (RSP)**.

The RSP, related to the California Hospital Tower, is designed to help reduce interior noise levels from air ambulance helicopter flights serving UC Davis Health helipads, specifically within sleeping areas of eligible homes, as outlined in the California Hospital Tower Environmental Impact Report.

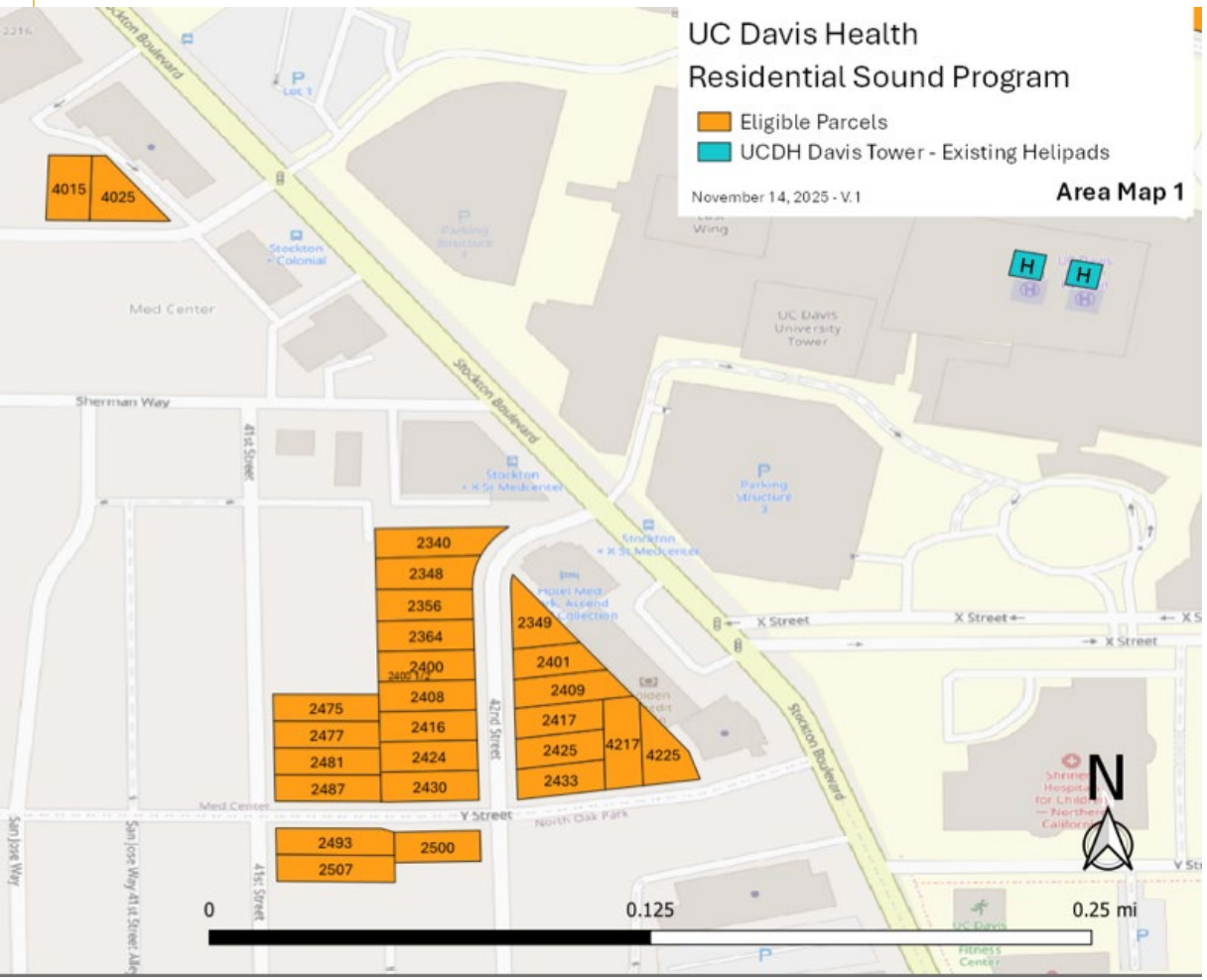
Your property is located within the RSP's designated program boundary (See attached Map). Potential improvements funded by the RSP may include acoustically rated exterior windows and doors for sleeping areas, as well as mechanical ventilation system improvements that provide fresh air even when windows remain closed. Specific sound-reduction measures will depend on existing home conditions, the level of potential interior noise during helicopter flights, and the potential for sound-reduction measures to reduce interior noise levels.

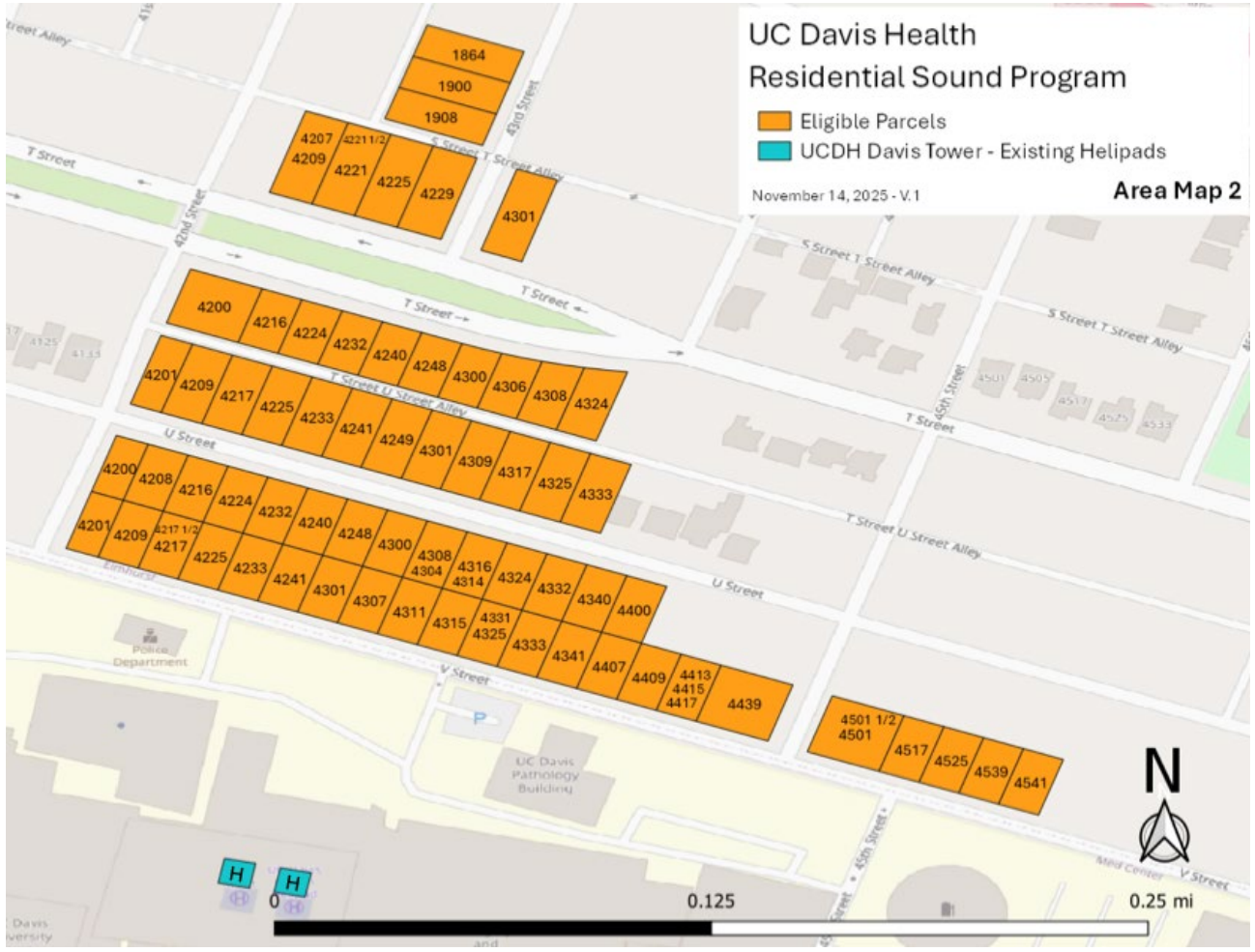
The program's goal is to achieve interior noise reduction in sleeping areas. If your home is eligible, these improvements may noticeably reduce helicopter noise. Program participation is voluntary for homeowners to consider and learning more about the program is our suggestion for determining if you would like to participate.

Program Registration Window

The initial registration period for the RSP is open for **one year** from the date of this letter and will open again for one year after completion of the California Tower (estimated 2030). Homeowners who register within the **first 90 days** will receive **expedited processing**.

Residential Sound Program (RSP)





Residential Sound Program (RSP)

RSP Process

- Initial acoustical investigation of each dwelling to establish a baseline for noise impacts at sleeping areas.
- During the design phase of the RSP, the existing conditions of each dwelling are evaluated by the RSP Design Team to develop a scope of work.
- Hazardous materials (e.g., lead and asbestos) testing is also conducted as part of the Design Phase.
- Following homeowner and UC Davis Health's approval of the scope of work for each dwelling, the RSP Program will provide a list of suggested installation contractors.

Residential Sound Program (RSP)

RSP Process - Continued

- Once design has been completed, building permit documents will be submitted for approval by the City of Sacramento.
- Once approved, products will be ordered and material installed.
- Construction monitoring is performed at predetermined milestones for material installation conformance to approved drawings.
- All RSP participants are provided with workmanship and product warranty information.
- Labor and Construction warranties are provided by the installing general contractor.

Program Overview

- **Will participation in the program cost me anything?**
  - There is no cost to homeowners for approved sound reduction treatments provided through the Program. In limited cases, homeowners may need to complete small "pre-work" items. (Example: self certification forms must be completed for smoke alarms and carbon monoxide alarms, indicating they are installed and operational.) This includes a per-residence cap (in 2021 present value) of up to $35,000 for the labor, materials, permit fees and inspections.
- **What are the Funding Options?**
  - Program-managed escrow to pay contractors directly.
  - Homeowners who choose not to use the Program's suggested contractors may use their own licensed and bonded general contractor. In these cases, the design will be completed by the RSP Designer, the homeowner is responsible for paying all costs to their selected general contractor and may then submit eligible expenses for reimbursement.
- **How much quieter will my home be after the sound-reduction treatments?**
  - The Program's goal is to help reduce interior noise levels in sleeping areas through approved sound reduction treatments. Actual noise reduction can vary depending on each homes existing condition and construction.
- **What documents do I need to sign?**
  - All listed homeowners must sign the participation documents as provided to the homeowner once the application has been processed and examples include the design details with the RSP Designer, contractor agreement and an avigation easement including waiver.

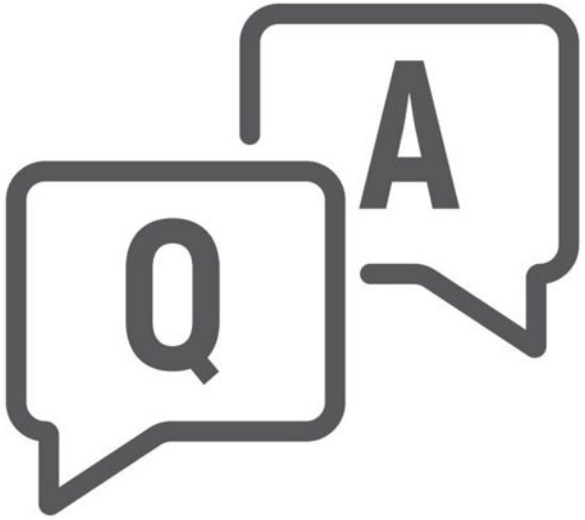
Program Overview - *Continued*

- **Can I select my own windows or door styles?**
  - Windows and doors are generally replaced with styles similar to what your home currently has installed. Final color selections are made with the contractor during the measurement appointment and must be finalized at that time.
- **Can I provide my own hardware?**
  - No. All installed hardware comes directly from the manufacturer to maintain product quality and warranty coverage.
- **How long will construction take?**
  - The duration will depend on the scope of work. Most homes typically take approximately 10-14 working days for installation. Windows and doors removed during the day will be replaced and secured before the crew leaves each evening.
- **Do I need to be home during construction?**
  - It is suggested that a homeowner or legal representative be home and available but each contractor may have specific requirements for homeowner availability. We advise that homeowners should be home to oversee the work.

Program Overview - *Continued*

- **How do I know the work meets code requirements?**
  - The City of Sacramento building permit will require code compliance and the city may also inspect the work before closing of the building permit.
- **Is there a warranty on products installed?**
  - Yes. Each installed product includes a manufacturer warranty. A warranty packet will be provided after construction is complete.
- **Is there a workmanship warranty?**
  - Yes. Contractors provide labor and installation warranties. After that period ends, homeowners contact the manufacturer directly for product related issues.
- **Can I be reimbursed for upgrades I already installed?**
  - No. Work completed before entering the Program – such as previously installed windows or doors is not eligible for reimbursement.

PART III: Questions and Answers



UCDAVIS HEALTH | Facilities Planning and Development Division

Next Meeting:

In-Person Community Meeting
Wednesday, January 7th, 2026
Moore Hall, 2nd Floor, Room 2603
6:00–7:30 p.m.

Matt Dulcich | Director of Facilities Planning

Laura Niznik Williams | Director Gov't and Community Relations

ResidentialSoundProgram@health.ucdavis.edu