

SECTION 4.0 CLARIFICATIONS AND REVISIONS

EXECUTIVE SUMMARY

The summary of the Development Agreement amendment commencing on page 1-3 and continuing to page 1-4 of the Draft EIR has been modified and is incorporated into the Final EIR as follows:

- **Development Agreement Amendment:** As a part of the project, the Applicant is requesting a Development Agreement Amendment to allow up to 225,000 sf of authorized development to be transferred from the Lower Campus to the Upper Campus. Noise generated at Hoag would be governed by the City's Noise Ordinance except as otherwise noted. An amendment to the Development Agreement would also provide for an extension of the term, an increase in the public benefits through the payment of a proposed Development Agreement fee of \$3 million for City public works improvements, designation of the City as the point of sale for major hospital equipment purchases and, allow for a one-time waiver of the administrative fee for the issuance of health care revenue bonds, ~~and eliminate unnecessary references~~. Although not a party to the original Development Agreement, the California Coastal Commission (CCC) would review and approve the Development Agreement.

PROJECT DESCRIPTION

Page 2-1 has been modified and incorporated into the Final EIR as follows:

West

- ~~West Hoag Drive~~
- Villa Balboa and Versailles at the Bluff Condominiums
- Superior Avenue
- Additional multi-family development west of Superior Avenue

Page 2-2 has been modified and is incorporated into the Final EIR to be consistent with Table 2-2:

... Table 2-2 identifies existing land uses on the Upper and Lower Campuses. There is currently 890,005 sf of medical and medical-related uses at Hoag, of which ~~701,856~~ 698,121 sf are inpatient, outpatient, and support uses on the Upper Campus and 188,149 sf of outpatient and support uses on the Lower Campus. Therefore, of the remaining ~~453,233~~ 456,968 sf of approved but not constructed uses, ~~63,493~~ 67,228 sf could be developed on the Upper Campus and 389,740 sf could be developed on the Lower Campus.

Page 2-8 has been modified to delete the listing of the South Coast Air Quality Management District (SCAQMD) as a responsible agency. This listing was inadvertent as the SCAQMD is not a responsible agency for the Master Plan Update Project as the cogeneration facility is not part of the proposed Master Plan Update Project. Page 2-8 is incorporated into the Final EIR as follows:

- The California Coastal Commission
- California Department of Transportation (Caltrans): Encroachment Permits

- California Office of Statewide Health Planning and Development (OSHPD)
- State Water Resources Control Board (SWRCB): NPDES Permit
- ~~South Coast Air Quality Management District (SCAQMD): "Permits to Construct" for three additional cogeneration natural gas internal combustion engines within the existing cogeneration facility.~~

LAND USE

The following narrative has been provided as clarification to page 3.1-18 and is included in the Final EIR as follows:

3.1.5 CUMULATIVE PROJECTS IMPACT ANALYSIS

The findings of cumulative impacts have not changed since Final EIR No. 142. The proposed Master Plan Update Project is located in an urbanized area. The development is consistent with the development in the surrounding developed area. Significant impacts with regard to land use generally result from inconsistencies with adopted land use plans and land use incompatibility. The City of Newport Beach General Plan contains all of the land use assumptions for the build out of the City, and acknowledges the urban nature of the area surrounding Hoag as well as the institutional nature of Hoag. As is concluded in the Draft EIR, the proposed project is consistent with the General Plan and as stated in Final EIR No. 142, "there are no impacts associated with other reasonably foreseeable projects" (see page 5-7).

AIR QUALITY

Tables 3.3-5, 3.3-6, 3.3-10, 3.3-11, 3.3-12, 3.3-13, 3.3-14, 3.3-15, and 3.3-17 have been modified and are incorporated into the Final EIR as follows:

**TABLE 3.3-5
EXISTING (2007) HOAG EMISSIONS**

| Source | Pollutant Emissions (lbs/day) | | | | | |
|-------------------------------|--------------------------------------|--------------|--------------|-------------|-------------|------------------------------|
| | CO | VOC | NOx | PM10 | PM2.5 | SOx |
| Vehicular Trips | 1,533.1 | 161.7 | 303.0 | 15.8 | 11.2 | 1.5 |
| Natural Gas Consumption | 2.8 | 0.7 | 16.7 | 0.0 | 0.0 | 0.0 |
| On-Site Electrical Generation | 73.2 79.2 | 49.5 | 49.5 | 14.9 | 14.7 | 0.0 1.0 |
| Total Area Emissions | 1,609.1 1,615.1 | 212.0 | 369.3 | 30.7 | 26.0 | 1.6 2.5 |
| SCAQMD Thresholds | 550 | 55 | 55 | 150 | 55 | 150 |

Note: Totals may not equal the sum of components due to rounding.

Source: Mestre Greve Associates 2007.

**TABLE 3.3-6
EXISTING HOAG EMISSIONS COMPARED REGIONAL EMISSIONS**

| | Pollutant Emissions (tons/day) | | | | | |
|---|--------------------------------|---------|---------|---------|-------|--------------------|
| | CO | ROG | NOx | PM10 | PM2.5 | SOx |
| Existing Hoag Emissions | 0.805 0.808 | 0.106 | 0.185 | 0.015 | 0.013 | 0.001 |
| 2006 South Coast Air Basin ^a | 3,973 | 730 | 950 | 293 | — | 60 |
| Percentage of Basin | 0.0203% | 0.0145% | 0.0194% | 0.0051% | — | 0.0016% 0.0020% |

^a Sources: SCAQMB 2003 (Tables 3-5A & 3-5B). Mestre Greve Associates 2007.

**TABLE 3.3-10
YEAR 2015 HOAG EMISSIONS: NO ADDITIONAL DEVELOPMENT**

| Source | Pollutant Emissions (lbs/day) ^a | | | | | |
|----------------------------------|--|-------|-------|------|-------|-----------------------|
| | CO | VOC | NOx | PM10 | PM2.5 | SOx |
| Vehicular Trips | 808.1 | 90.3 | 152.9 | 14.2 | 9.8 | 1.5 |
| Natural Gas Consumption | 2.8 | 0.7 | 16.7 | 0.0 | 0.0 | 0.0 |
| On-Site Electrical Generation | 73.2 79.2 | 49.5 | 49.5 | 14.9 | 14.7 | 0.0 1.0 |
| Total Emissions | 884.1 890.1 | 140.6 | 219.1 | 29.1 | 24.5 | 1.5 2.5 |
| SCAQMD Thresholds | 550 | 55 | 55 | 150 | 55 | 150 |
| Exceed SCAQMD Thresholds? | Yes | Yes | Yes | No | No | No |

^a Year 2015 vehicular emissions are assumed to be lower than Year 2005 vehicular emissions due to the fact that higher emission vehicles would be phased out.

Note: Totals may not equal the sum of components due to rounding.

Source: Mestre Greve Associates 2007.

**TABLE 3.3-11
YEAR 2015 HOAG EMISSIONS WITH EXISTING MASTER PLAN APPROVED
LAND USES (FINAL EIR NO. 142)**

| Source | Pollutant Emissions (lbs/day) | | | | | |
|---|-------------------------------|-------|-------|------|-------|-----------------------|
| | CO | VOC | NOx | PM10 | PM2.5 | SOx |
| Vehicular Trips | 1,568.5 | 175.3 | 296.7 | 27.6 | 19.0 | 2.8 |
| Natural Gas Consumption | 4.2 | 1.1 | 25.4 | 0.0 | 0.0 | 0.0 |
| On-Site Electrical Generation | 146.5 158.5 | 99.1 | 99.1 | 29.7 | 29.4 | 0.0 2.0 |
| Total Future Emissions With Existing Master Plan | 1,719.2 1,731.2 | 275.5 | 421.2 | 57.4 | 48.5 | 2.8 4.8 |

Note: Totals may not equal the sum of components due to rounding.

Source: Mestre Greve Associates 2007.

**TABLE 3.3-12
YEAR 2015 HOAG EMISSIONS INCREASE WITH EXISTING MASTER PLAN
APPROVED LAND USES (FINAL EIR NO. 142)**

| Scenario | Pollutant Emissions (lbs/day) | | | | | |
|---|--------------------------------------|-------|-------|------|-------|------------------------------|
| | CO | VOC | NOx | PM10 | PM2.5 | SOx |
| Existing Uses in 2015 | 884.1 <u>890.1</u> | 140.6 | 219.1 | 29.1 | 24.5 | 1.6 <u>2.5</u> |
| Existing Master Plan Buildout | 1,719.2 <u>1,731.2</u> | 275.5 | 421.2 | 57.3 | 48.5 | 2.8 <u>4.8</u> |
| Change in Emissions | 835.1 <u>841.1</u> | 134.9 | 202.0 | 28.2 | 24.0 | 1.4 <u>2.4</u> |
| SCAQMD Thresholds | 550 | 55 | 55 | 150 | 55 | 150 |
| Exceed SCAQMD Thresholds? | Yes | Yes | Yes | No | No | No |
| Note: Totals may not equal the sum of components due to rounding. | | | | | | |
| Source: Mestre Greve Associates 2007. | | | | | | |

**TABLE 3.3-13
YEAR 2015 HOAG EMISSIONS WITH THE PROPOSED MASTER PLAN
UPDATE PROJECT**

| Source | Pollutant Emissions (lbs/day) | | | | | |
|---|--------------------------------------|-------|-------|------|-------|------------------------------|
| | CO | VOC | NOx | PM10 | PM2.5 | SOx |
| Vehicular Trips | 1,317.2 | 147.2 | 249.2 | 23.2 | 16.0 | 2.4 |
| Natural Gas Consumption | 4.2 | 1.1 | 25.4 | 0.0 | 0.0 | 0.0 |
| On-site Electrical Generation | 146.5 <u>158.5</u> | 99.1 | 99.1 | 29.7 | 29.4 | 0.0 <u>2.0</u> |
| Total Future Emissions with the Proposed Master Plan Update Project | 1,467.9 <u>1,479.9</u> | 247.4 | 373.6 | 53.0 | 45.4 | 2.4 <u>4.4</u> |
| Notes: Assumes the full reallocation of 225,000 sf from the Lower Campus to the Upper Campus. Totals may not equal the sum of components due to rounding. | | | | | | |
| Source: Mestre Greve Associates 2007. | | | | | | |

**TABLE 3.3-14
YEAR 2015 HOAG EMISSIONS INCREASE WITH PROPOSED MASTER
PLAN UPDATE PROJECT**

| Scenario | Pollutant Emissions (lbs/day) | | | | | |
|-------------------------------------|--------------------------------------|-------|-------|------|-------|------------------------------|
| | CO | VOC | NOx | PM10 | PM2.5 | SOx |
| Existing Conditions ^a | 884.4 <u>890.1</u> | 140.6 | 219.1 | 29.1 | 24.5 | 1.6 <u>2.5</u> |
| Proposed Master Plan Update Project | 1,467.9 <u>1,479.9</u> | 247.4 | 373.7 | 52.9 | 45.4 | 2.4 <u>4.4</u> |
| Change in Emissions | 583.5 <u>589.8</u> | 106.8 | 154.5 | 23.8 | 20.9 | 0.9 <u>2.2</u> |
| SCAQMD Thresholds | 550 | 55 | 55 | 150 | 55 | 150 |
| Exceed SCAQMD Thresholds? | Yes | Yes | Yes | No | No | No |

^a Year 2015 vehicular emissions are assumed to be lower than Year 2005 vehicular emissions due to the fact that higher emission vehicles would be phased out.

Notes: Assumes the total reallocation of 225,000 sf from the Lower Campus to the Upper Campus. Totals may not equal the sum of components due to rounding.

Source: Mestre Greve Associates 2007.

**TABLE 3.3-15
FUTURE EMISSIONS EXISTING MASTER PLAN COMPARED TO
PROPOSED MASTER PLAN UPDATE PROJECT**

| Condition | Pollutant Emissions (lbs/day) | | | | | |
|--|--------------------------------------|-------|-------|------|-------|------------------------------|
| | CO | VOC | NOx | PM10 | PM2.5 | SOx |
| Year 2015 with Approved Land Use (Final EIR No. 142) | 1,719.2 <u>1,731.2</u> | 275.5 | 421.2 | 57.3 | 48.4 | 2.8 <u>4.8</u> |
| Year 2015 with Proposed Master Plan Update Project | 1,467.9 <u>1,479.9</u> | 247.4 | 373.7 | 52.9 | 45.4 | 2.4 <u>4.4</u> |
| Difference | -251.4 | -28.1 | -47.6 | -4.4 | -3.0 | -0.5 |
| Lower Emission with Proposed Master Plan Update Project? | Yes | Yes | Yes | Yes | Yes | Yes |
| SCAQMD Thresholds | 550 | 55 | 55 | 150 | 55 | 150 |
| Exceed SCAQMD Thresholds? | Yes | Yes | Yes | No | No | No |

Notes: Assumes the total reallocation of 225,000 sf from the Lower Campus to the Upper Campus. Totals may not equal the sum of components due to rounding.

Source: Mestre Greve Associates 2007.

**TABLE 3.3-17
PROPOSED MASTER PLAN UPDATE PROJECT EMISSIONS COMPARED
TO REGIONAL EMISSIONS**

| Scenario | Pollutant Emissions (tons/day) | | | | | |
|-------------------------------------|--------------------------------------|---------|---------|---------|-------|--------------------------------------|
| | CO | VOC | NOx | PM10 | PM2.5 | SOx |
| Proposed Master Plan Update Project | 0.734 <u>0.740</u> | 0.124 | 0.187 | 0.026 | 0.023 | 0.001 <u>0.002</u> |
| 2020 SCAB | 2,414 | 584 | 532 | 318 | -- | 76 |
| Project as % of SCAB | 0.0304% <u>0.0307%</u> | 0.0212% | 0.0352% | 0.0082% | -- | 0.0013% <u>0.0029%</u> |

Source: Mestre Greve Associates 2007.

NOISE

Page 3.4-5 has been modified and incorporated into the Final EIR as follows:

Section 10.26.035, "Exemptions," presents noise sources that are exempt from the provisions of the *Noise Ordinance*.

The following sentence will be added at the end of the paragraph following Table 3.4-1 on page 3.4-6 and incorporated into the Final EIR as follows:

The City of Newport Beach exterior and interior noise criteria is given in terms of 15 minute Leq and Lmax noise levels. The noise levels specified are those that are not to be exceeded at a property from noise generated at a neighboring property. Noise levels are to be measured with A-weighting and a slow time response. Greater noise levels are permitted during the day (7 AM to 10 PM) than during the nighttime period (10 PM to 7 AM). If the measurement location is on the boundary between two different noise zones, the lower noise level standard applicable to the noise zone shall apply (Section 10.2.025 E).

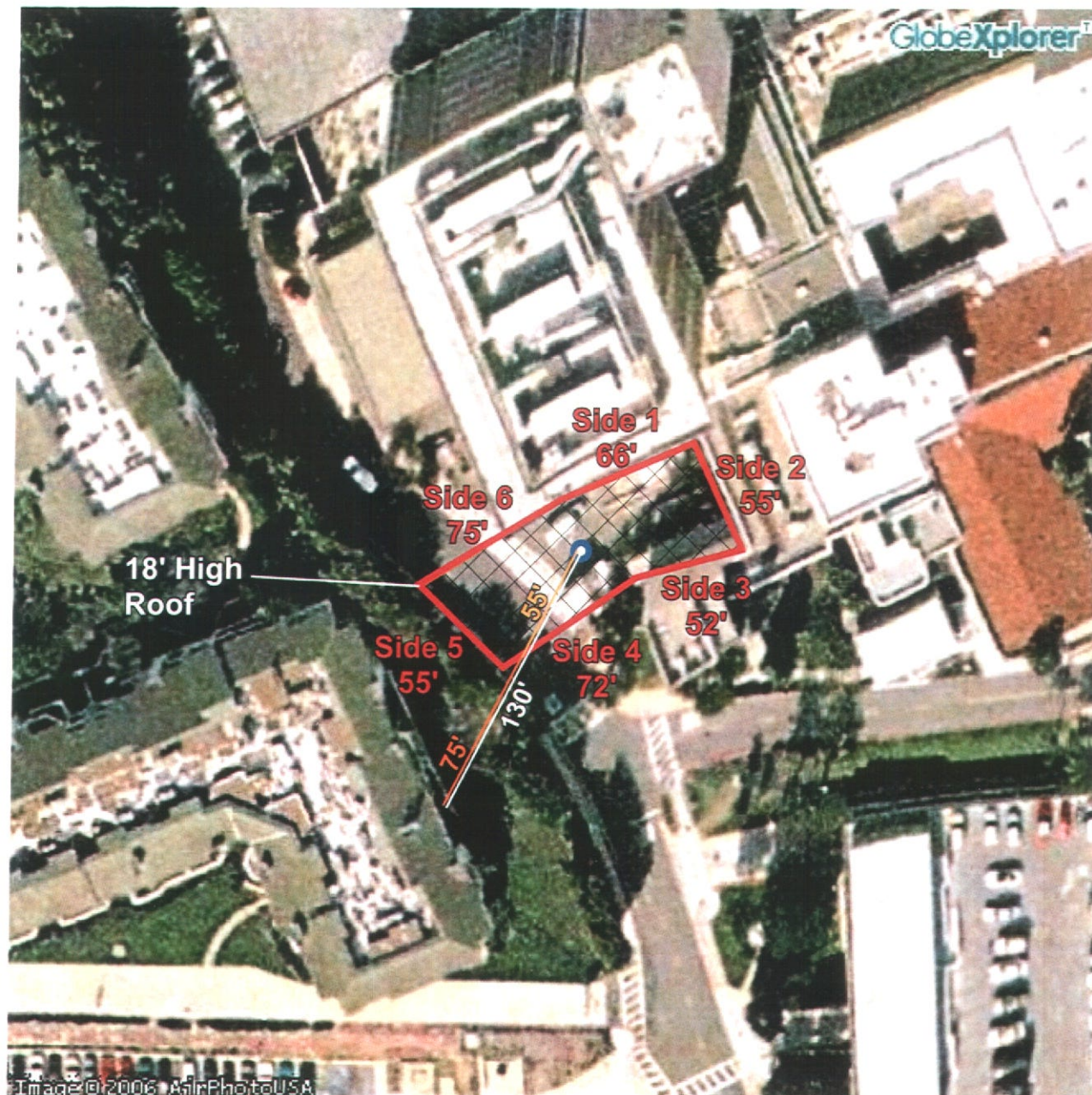
The last paragraph on page 3.4-7 has been corrected and incorporated into the Final EIR as follows:

Previous measurements at the residences of concern have ranged between 46.1 dBA and 49.8 dBA. These levels are below the City's Noise Ordinance limit of 50 dBA for nighttime levels at sensitive receptors. The addition of the fourth cooling tower is expected to raise the overall noise level to between 46.7 and 50.4 dBA. The operation of a fourth cooling tower is not part of the proposed Master Plan Update Project because the cogeneration facility is already permitted and no further approvals from the City are required for this facility to operate. Therefore, the operation of the cogeneration plant becomes a Noise Ordinance compliance issue. That is, the City would need to take measurements once the fourth cooling tower is operational and determine if it is in compliance with the Noise Ordinance. Should the City determine the cogeneration facility is not in compliance, Hoag would need to correct the situation to maintain compliance with the Noise Ordinance limits. ~~Further, it would become a Development Agreement issue because the Development Agreement incorporates the Noise Ordinance. The City's Development Agreement with Hoag requires Hoag to provide an annual report to the City stating whether it is compliance with the terms of the Development Agreement.~~

The last paragraph on page 3.4-11 has been corrected and incorporated into the Final EIR as follows:

At approximately 9:45 AM... Therefore, the noise level at Site 1 during the pumping operations is, perceptibly, almost four times greater, and the noise level at Site 2 was more than two times greater than permitted by the Noise Ordinance limit. During grease pit cleaning, the 80 dBA Lmax limit was exceeded 3 times at ~~both monitoring sites~~ Site 1 but not at Site 2. In all cases, these were instantaneous exceedances due to an impact noise such as dropping a tool or other large object or the release of air pressure in the diesel truck brake system.

**APPENDIX A
NOISE SPREADSHEETS**



Note: Approximate area for cover. Sides 4 and 6 would need to remain open to allow trucks ingress and egress to the dock and to keep road open for other service vehicles and users. Drawing is conceptual for preliminary analysis purposes only. Opening through Side 4 becomes critical area for residences.

EWNR (Inside to Outside) Calculation Sheet based on MJ Spreadsheet v0.1

Hoag Hospital, Newport Beach
 Bon Terra - Dana Privitt
 REPORT #06-261
 FRED / MIKE; September 2006

CASE 1 : Loading Dock Cover (18' high)

| BUILDING ELEMENT | AREA (ft^2) | EWNR | COMMENTS | 10^(-EWNR/10) |
|-----------------------------------|----------------|------------|---|-------------------|
| Side 1 | 1188.0 | 50 | enclosed (building) | 0.01188 |
| Side 2 | 990.0 | 50 | enclosed (dock) | 0.00990 |
| Side 3 | 936.0 | 50 | enclosed (building) | 0.00936 |
| Side 4 | 1296.0 | 0 | open | 1296.00000 |
| Side 5 | 990.0 | 50 | enclosed (join wall at PL) | 0.00990 |
| Side 6 | 1350.0 | 0 | open | 1350.00000 |
| Roof / Ceiling | 6400.0 | 26 | built-up over metal | 16.07607 |
| TOTAL AREA (ft^2) | 13150.0 | | | 2662.11711 |
| Distance (to roof): | 75 | | | |
| Radiating Area (roof): | 6400 | | | |
| Composite Transmission Loss: | | 6.9 | | |
| SPECTRAL ADJUSTMENT: | | 0.0 dB | | |
| SAFETY MARGIN: | | 0.0 dB | | |
| ESTIMATED NOISE REDUCTION: | | 6.9 | but it is critically dependent on observer location !! | |

Note: Overall average noise reduction, but will be worse at some locations.

Hoag Hospital, Newport Beach
Bon Terra - Diana Privitt
REPORT #06-261
FRED / MIKE; October 2006

BARRIER PREDICTION WORKSHEET, POINT SOURCE
Last Update: 5-25-99

| | | | |
|-------------------------|-----|----|------|
| Sound Pressure Level of | dBA | at | feet |
|-------------------------|-----|----|------|

| | |
|---------------------|-----|
| Critical Freq. (Hz) | 500 |
|---------------------|-----|

| | |
|--------------------|-------|
| Noise Level at 50' | #NUM! |
|--------------------|-------|

| Dist. | dBA |
|-------|-------|
| 3 | #NUM! |
| 10 | #NUM! |
| 25 | #NUM! |
| 50 | #NUM! |
| 100 | #NUM! |
| 150 | #NUM! |
| 175 | #NUM! |
| 200 | #NUM! |
| 225 | #NUM! |
| 230 | #NUM! |
| 300 | #NUM! |

| dBA | Dist. |
|-----|-------|
| 48 | #NUM! |
| 49 | #NUM! |
| 50 | #NUM! |
| 51 | #NUM! |
| 52 | #NUM! |
| 53 | #NUM! |
| 54 | #NUM! |
| 55 | #NUM! |
| 60 | #NUM! |
| 65 | #NUM! |

| Lot | Dock Elevation | Source Ht | Source Elevation | Distance To Wall | Base Of Wall | Dist. To Observer | Pad Elevation | Observer Height | Wall Height | Barrier Reduction | NR Goal |
|---|----------------|-----------|------------------|------------------|--------------|-------------------|---------------|-----------------|-------------|-------------------|--------------|
| AS BEFORE, barrier near building: Loading Dock no mitigation | 62.0 | 5.0 | 67.0 | 125 | 62.0 | 130 | 78.0 | 5 | 0.0 | 0.0 | 13 dB per FG |
| Loading Dock | 62.0 | 5.0 | 67.0 | 125 | 62.0 | 130 | 78.0 | 5 | 25.4 | 13.0 | |
| WORST CASE: Loading Dock no mitigation | 62.0 | 5.0 | 67.0 | 105 | 62.0 | 130 | 78.0 | 5 | 0.0 | 0.0 | 13 dB per FG |
| Loading Dock | 62.0 | 5.0 | 67.0 | 105 | 62.0 | 130 | 78.0 | 5 | 27.8 | 13.0 | |
| MOVED WALL CLOSER, as shown on exhibit: Loading Dock no mitigation | 62.0 | 5.0 | 67.0 | 88 | 62.0 | 130 | 78.0 | 5 | 0.0 | 0.0 | 13 dB per FG |
| Loading Dock | 62.0 | 5.0 | 67.0 | 66 | 62.0 | 130 | 78.0 | 5 | 25.5 | 13.0 | |

Note: Sheet was used to determine the wall height necessary to get a 13 dB reduction for the loading dock noise. The required barrier height for 13 dB NR stayed almost exactly the same. From manipulating the distance to the barrier, this appears to be because for the upper scenario, (DX to BARR = 125), the barrier is very close to the observer, while for the lower scenario (DX to BARR = 65), the barrier is quite close to the source. The worst case location for the barrier (DX to BARR = 105) is between these, as shown (for reference only) in the middle scenario.

**APPENDIX B
EXISTING AND PROPOSED PC TEXT
EXISTING AND PROPOSED DEVELOPMENT AGREEMENT**

HOAG MEMORIAL HOSPITAL PRESBYTERIAN

**PLANNED COMMUNITY
DEVELOPMENT CRITERIA
AND
DISTRICT REGULATIONS**

**Recommended for Approval
by the Planning Commission
February 20, 1992**

**Adopted by the City Council
City of Newport Beach
Ordinance No. 92-3
May 26, 1992**

EXHIBITS

| | Page Number |
|---------------------------------------|----------------|
| 1. Planned Community Development Plan | 7 |
| 2. Internal Circulation | 9 |
| 3. Development Criteria | 15 |

TABLES

| | |
|-------------------------|----|
| 1. Statistical Analysis | 10 |
| 2. Parking Requirements | 23 |

I. INTRODUCTION

Background

The Hoag Memorial Hospital Presbyterian Planned Community District in the City of Newport Beach has been developed in accordance with the Newport Beach General Plan. The purpose of this Planned Community District is to provide a method whereby property may be classified and developed for hospital-related uses. The specifications of this District are intended to provide land use and development standards supportive of the proposed use while ensuring compliance with the intent of all applicable regulatory codes.

The Planned Community District includes district regulations and a development plan for both the upper and lower campuses of Hoag Hospital. In general, over the long term, the upper campus will become oriented primarily towards emergency, acute and critical care (predominantly inpatient) uses and the lower campus will be developed with predominantly outpatient uses, residential care and support services.

Whenever the regulations contained in the Planned Community text conflict with the regulations of the Newport Beach Municipal Code, the regulations contained in the Planned Community text shall take precedence. The Municipal Code shall regulate this development when such regulations are not provided within these district regulations. All development within the Planned Community boundaries shall comply with all provisions of the Uniform Building Code and other governing building codes.

II. GENERAL NOTES

1. Water service to the Planned Community District will be provided by the City of Newport Beach.
2. Development of the subject property will be undertaken in accordance with the flood protection policies of the City of Newport Beach.
3. All development of the site is subject to the provisions of the City Council Policies K-5 and K-6 regarding archaeological and paleontological resources.
4. Except as otherwise stated in this text, the requirements of the Newport Beach Zoning Ordinance shall apply. The contents of this text notwithstanding, all construction within the boundaries of this Planned Community District shall comply with all provisions of the Uniform Building Code, other various codes related thereto and local amendments.
5. All buildings shall meet Title 24 requirements. Design of buildings shall take into account the location of building air intake to maximize ventilation efficiency, the incorporation of natural ventilation, and implementation of energy conserving heating and lighting systems.
6. Any fire equipment and access shall be approved by the Newport Beach Fire Department.
7. New mechanical appurtenances on building rooftops and utility vaults, excluding communications devices, on the upper campus shall be screened from view in a manner compatible with building materials. Rooftop mechanical appurtenances or utility vaults shall be screened on the lower campus. Noise shall not exceed 55 dBA at all property lines. No new mechanical appurtenances may exceed the building height limitations as defined in these district regulations.

8. Grading and erosion control shall be carried out in accordance with the provisions of the City of Newport Beach Grading Ordinance and shall be subject to permits issued by the Building and Planning Departments.
9. Sewage disposal facilities within the Planned Community will be provided by Orange County Sanitation District No. 5. Prior to issuance of any building permits it shall be demonstrated to the satisfaction of the Planning Department that adequate sewer facilities will be available. Prior to the occupancy of any structure it shall be further demonstrated that adequate sewer facilities exist.
10. Mass grading and grading by development phases shall be allowed provided that landscaping of exposed slopes shall be installed within 30 days of the completion of grading.

III. DEFINITIONS

Building Elevation:

1. a vertical distance of a building above or below a fixed reference level, i.e., MSL (mean sea level).
2. a flat scale drawing of the front, rear, or side of a building.

Building Envelope: the volume in which a building may be built as circumscribed by setback lines and maximum allowable building heights.

Building Height: the vertical distance measured from the finished grade to the highest point of the structure. At all points, the height measurement shall run with the slope of the land.

Emergency Room: a service and facility designated to provide acute emergency medical services for possible life threatening situations.

Fast Aid: low acuity medical treatment for non-life threatening situations.

General Plan: the General Plan of the City of Newport Beach and all elements thereof.

Grade: for the purpose of determining building height:

1. Finished - the ground level elevation which exists after any grading or other site preparation related to, or to be incorporated into, a proposed new development or alteration of existing developments. (Grades may be worked into buildings to allow for subterranean parking.)
2. Natural - the elevation of the ground surface in its natural state before man-made alterations.
3. Existing - the current elevation of ground surface.

Inpatient Uses: hospital patient services which require overnight stay.

Landscape Area: the landscape area shall include on-site walks, plazas, water, rooftop

landscaping and all other areas not devoted to building footprints or vehicular parking and drive surfaces.

Mean Sea Level: a reference or datum mark measuring land elevation using the average level of the ocean between high and low tides.

Outpatient Uses: hospital patient services which do not require overnight stay.

Residential Care: medically-oriented residential units that do not require the acuity level generally associated with inpatient services but require overnight stays.

Site Area: for the purpose of determining development area:

1. Gross - parcel area prior to dedications.
2. Net - parcel area after dedications.

Special Landscaped Street: West Coast Highway is designated as a special landscaped street, containing special landscape requirements.

Streets: reference to all streets or rights-of-way within this ordinance shall mean dedicated vehicular rights-of-way.

IV. DEVELOPMENT PLAN

Project Characteristics

The upper campus of Hoag Hospital is located on a triangular site of approximately 17.57 acres and is bounded by Newport Boulevard to the east, Hospital Road to the north and existing residential developments (the Versailles and Villa Balboa/Seafaire condominiums) to the west. The lower campus is located north of West Coast Highway, south of the Versailles and Villa Balboa/Seafaire Condominiums, west of Newport Boulevard and east of Superior Avenue. It contains approximately 20.41 acres and adjoins the upper campus at its eastern boundary. The upper campus is, and will continue to be, oriented towards inpatient functions, while the lower campus will be developed with predominantly outpatient, residential care and support services.

Development Plan

The Planned Community Development Plan for Hoag Hospital is shown on Exhibit 1. From 1990 to 2015, many of the existing buildings shown on the Development Plan for the upper campus may be redeveloped in order to functionally respond to the needs of the Hospital and conform to the requirements of State agencies.

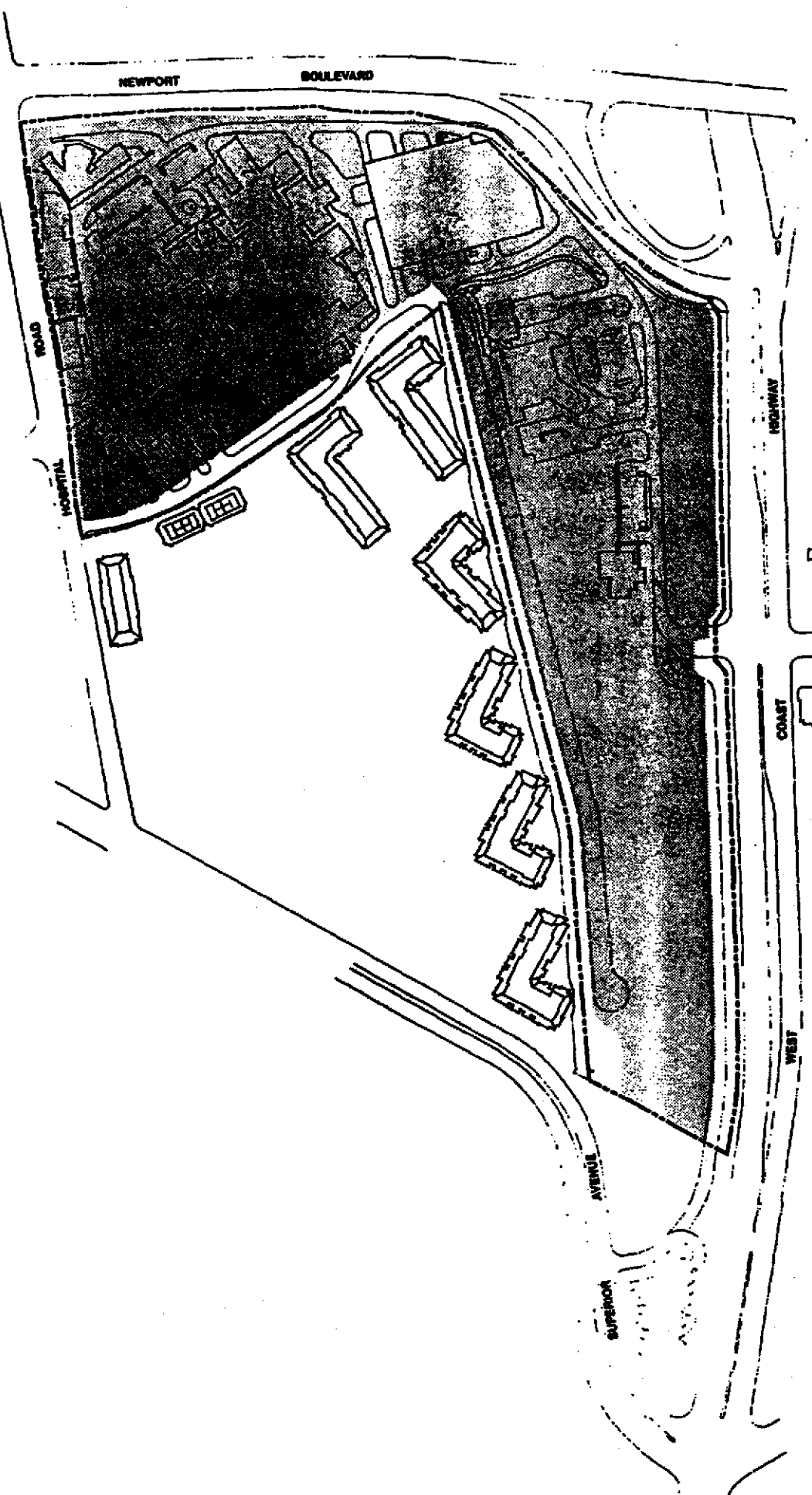
The Development Plan includes a 0.8 acre view park adjacent to the bike trail between the lower campus and the Villa Balboa/Seafaire Condominiums. This view park includes a twenty-foot wide linear park area adjacent to the bike path (approximately 0.5 acres) and a consolidated view park at the westerly edge of the property (approximately 0.3 acres). A bike trail connection is also provided between the existing bike trails at the northern and southern boundaries of the lower campus. Access to the lower campus will be from West Coast Highway and Superior Avenue, as well as from Hospital Road, via the upper campus. Exhibit 2 shows the internal circulation for Hoag Hospital.

The Development Plan does not specify building locations or specific hospital related uses. Instead, a developable area is identified based on the regulations established for this Planned Community District. Because of the dynamic nature of the health care industry which leads to rapid technological changes that effect how health care services are delivered, the Development Plan for Hoag Hospital sets development caps as a function of allowable densities established by the Newport Beach General Plan.

LEGEND



AREA OF DEVELOPMENT



**PLANNED COMMUNITY DEVELOPMENT PLAN
HOAG MEMORIAL HOSPITAL PRESBYTERIAN**

May 26, 1992



EXHIBIT 1








The statistical analysis (Table 1) provides a summary of a potential development profile for Hoag Hospital. In order to provide flexibility for the hospital to respond to changes in the health care industry, while at the same time ensuring that trip generation restrictions are adhered to and the overall development cap is not exceeded, this Development Plan allows Hoag Hospital to adjust the development profile provided in the statistical analysis. For example, if changing hospital needs necessitate the development of additional outpatient uses, this development would be allowed, consistent with the Development Plan, as long as a corresponding adjustment in square footage and trip generation for another use were to occur.

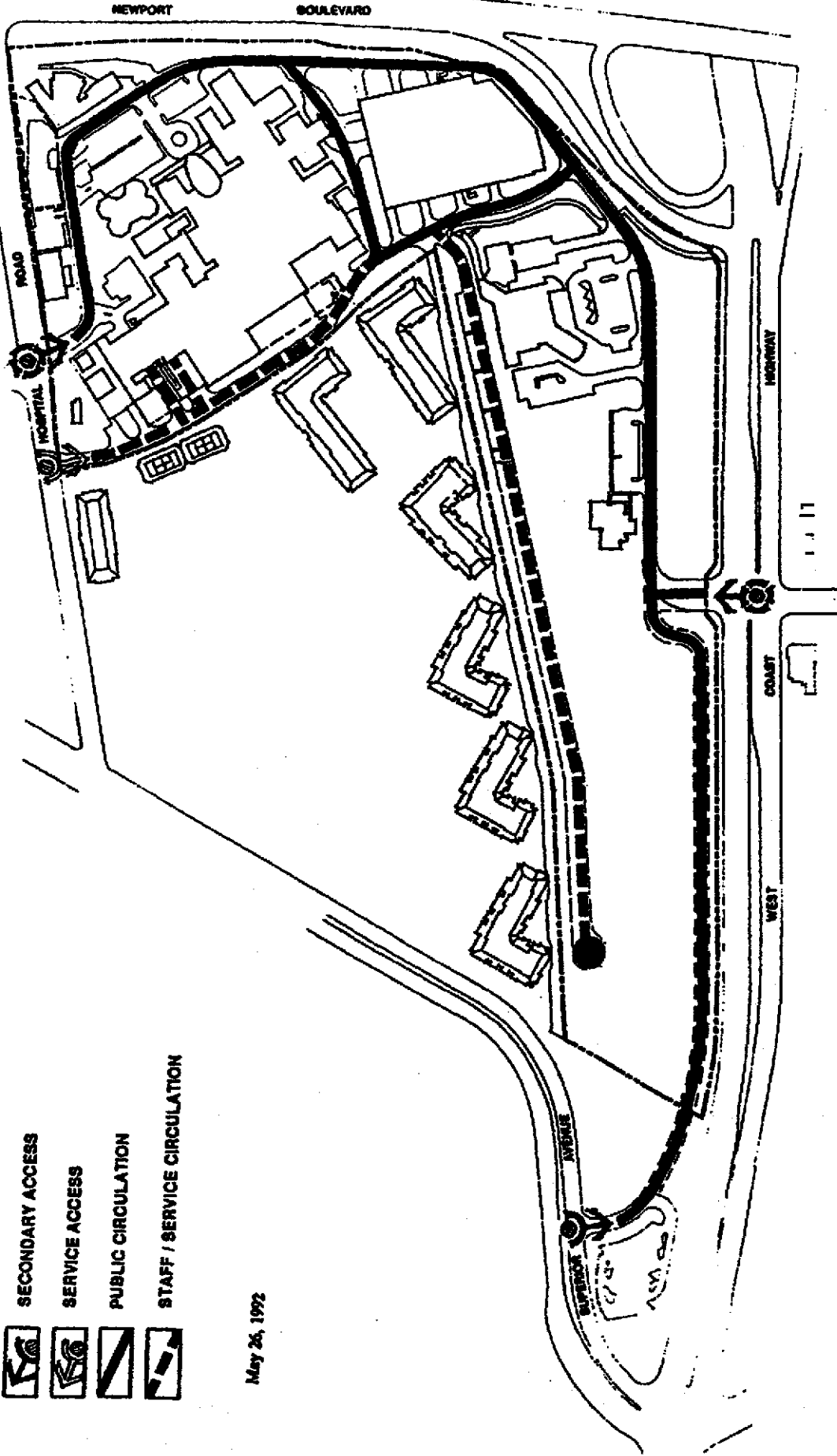
This Development Plan allows Hoag Hospital to adjust the development profile provided in the statistical analysis (Table 1) as long as the development limit (i.e., square feet) or the trip generation limit for the peak period (as identified in the Environmental Impact Report) established within each phase of development is not exceeded.

Adjustments to the Development Plan may be allowed if the total square footage or trip generation allowed in the current phase of development is exceeded, if the total development or trip generation allowed under the Development Plan is not exceeded.

LEGEND

-  PRIMARY ACCESS (SIGNALIZED)
-  SECONDARY ACCESS
-  SERVICE ACCESS
-  PUBLIC CIRCULATION
-  STAFF / SERVICE CIRCULATION

May 26, 1992



VEHICULAR ACCESS
HOAG MEMORIAL HOSPITAL PRESBYTERIAN

EXHIBIT 2



**Table 1
STATISTICAL ANALYSIS¹**

| <u>Use</u> | <u>Square Feet</u> |
|--|------------------------------|
| Lower Campus | |
| Existing: | |
| Outpatient Services (Hoag Cancer Center) | 65,000 |
| Child Care | 7,800 |
| | <hr/> |
| Subtotal: | 72,800 |
| Phase I: | |
| Outpatient Services | 115,000 |
| Support Service | 55,000 |
| Administrative | 30,000 |
| | <hr/> |
| Subtotal: | 200,000 |
| Phases II & III: | |
| Subtotal: | 305,089 |
| | <hr/> |
| <u>Total Lower Campus</u> | 577,889 |
| Upper Campus | |
| Existing²: | 480,000 |
| Phase I: | |
| Outpatient Services | 25,000 |
| Inpatient | 115,000 |
| | <hr/> |
| Subtotal: | 140,000 |
| Phases II & III: | |
| | 145,349 |
| | <hr/> |
| <u>Total Upper Campus</u> | 765,349 |
| GRAND TOTAL | 1,343,238³ |

¹ Full development of the upper and lower campuses is anticipated to occur over an approximate 20-year period and will likely occur in three, seven-year phases.

² Up to 50% of the existing upper campus may be redeveloped by master plan buildout.

³ Based on development allowed under the General Plan at a floor area ratio to gross site area of .65 for the lower campus and 1.0 for the upper campus. Building Bulk limit for the lower campus is 0.90 for all structures which includes above grade covered parking.

V. DISTRICT REGULATIONS

The following regulations apply to all development within the Hoag Hospital Planned Community. The individual uses listed under the five permitted use categories is not an exhaustive list. Other hospital-related uses which fit into the five permitted use categories are allowed by definition. Prior to the issuance of a building permit, plot plans, elevations and any other such documents deemed necessary by the Planning, Building and Public Works Departments shall be submitted for the review and approval of the Planning, Building, and Public Works Departments.

A. Permitted Uses

1. Lower Campus

a) Hospital facilities, including, but not limited to:

i. Outpatient services:

- Antepartum Testing
- Cancer Center
- Skilled Nursing
- Rehabilitation
- Conditioning
- Surgery Center
- Clinical Center
- Day Hospital
- Back and Neck Center
- Biofeedback
- Breast Imaging Center
- CT Scan
- Dialysis
- EEG/EMG/NICE Laboratory
- First Aid Center
- Fertility Services
- G.I. Laboratory
- Laboratory
- Magnetic Resonance Imaging
- Nuclear Medicine
- Occupational Therapy
- Pediatrics
- Pharmacy
- Physical Therapy
- Pulmonary Services

- Radiation Therapy
- Radiology
- Respiratory Therapy
- Sleep Disorder Center
- Speech Therapy
- Ultrasound

ii. **Administration:**

- Admitting
- Auxiliary Office
- Business Offices
- Information
- Registration
- Patient Relations
- Social Services

iii. **Support Services:**

- Employee Child Care
- Health Education
- Power/Mechanical/Auxiliary Support and Storage
- Food Services
- Cashier
- Chapel/Chaplaincy Service
- Conference Center
- Dietitian
- Gift Shop
- Laboratory
- Medical Library
- Medical Records
- Pharmacy
- Engineering/Maintenance
- Shipping/Receiving
- Microwave, Satellite, and Other Communication Facilities

iv. **Residential Care:**

- Substance Abuse
- Mental Health Services
- Extended Care
- Hospice Care
- Self or Minimal Care
- Congregate Care

v. **Medical/Support Offices**

- b) **Methane gas flare burner, collection wells and associated system components.**
- c) **Accessory uses normally incidental to hospital development.**
- d) **Temporary structures and uses, including modular buildings.**

2. **Upper Campus**

- a) **Hospital facilities, including, but not limited to:**
 - i) **Inpatient uses:**
 - **Critical Care**
 - **Emergency Care Unit**
 - **Birth Suites**
 - **Cardiology**
 - **Cardiac Care Unit**
 - **Intensive Care Unit**
 - **Mother/Baby Unit**
 - **Surgery/Waiting Rooms**
 - **Radiology**
 - **Laboratory**
 - **Pharmacy**
 - ii) **Outpatient services as allowed on the lower campus**
 - iii) **Administrative uses as allowed on the lower campus**
 - iv) **Support services as allowed on the lower campus**
 - v) **Residential care as allowed on the lower campus**
 - vi) **Heliport (subject to Conditional Use Permit)**
- b) **Accessory uses normally incidental to hospital development.**
- c) **Temporary structures and uses, including modular buildings.**

B. Prohibited Uses

1. Lower Campus
 - a) Emergency Room
 - b) Heliport

C. Maximum Building Height

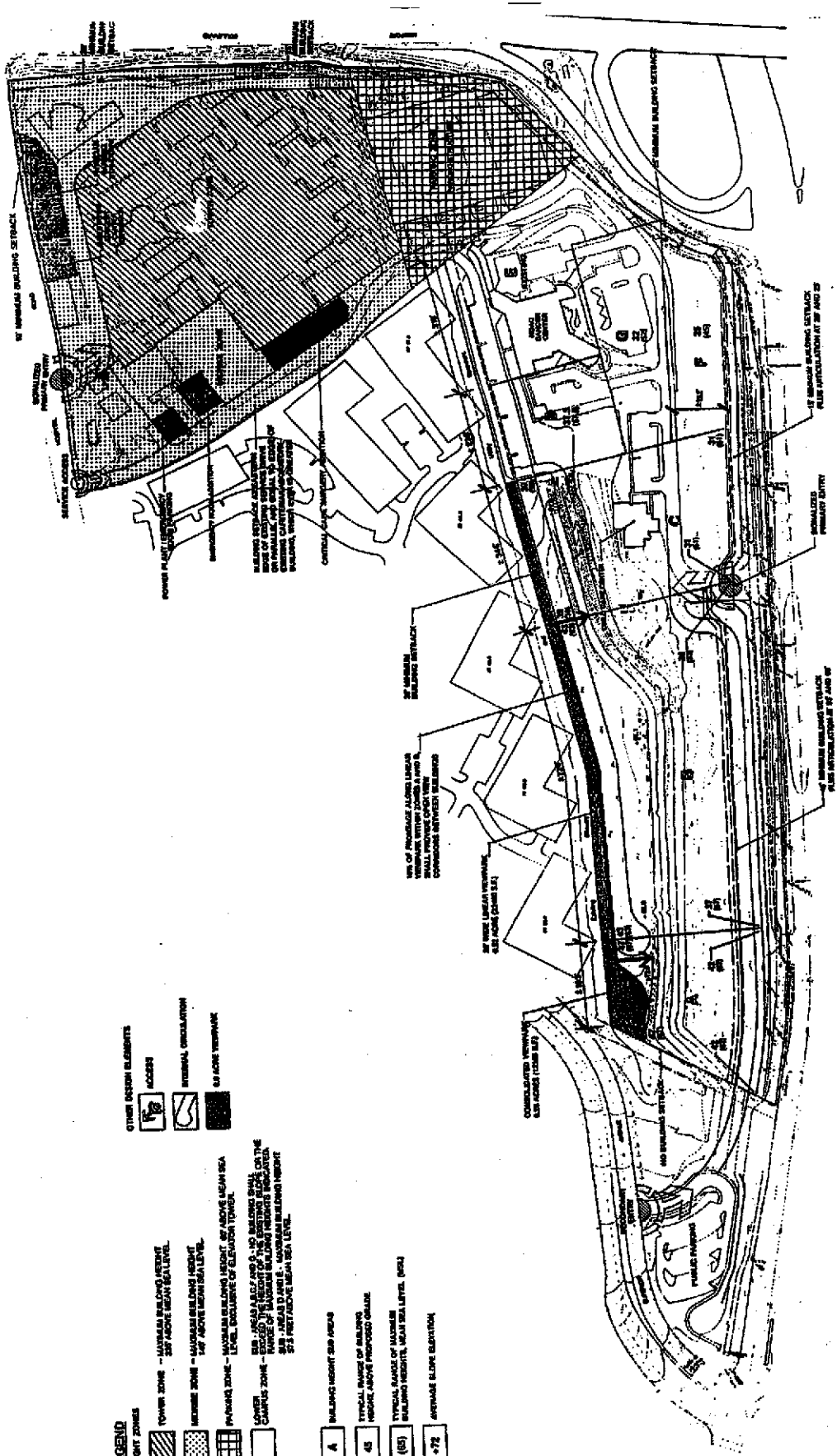
The maximum building height of all buildings shall be in accordance with Exhibit 3 which established the following height zones:

1. Upper Campus Tower Zone - maximum building height not to exceed the existing tower (235 feet above mean sea level).
2. Upper Campus Midrise Zone - maximum building height not to exceed 140 feet above mean sea level.
3. Upper Campus Parking zone - maximum building height not to exceed 80 feet above mean sea level, exclusive of elevator tower.
4. Lower Campus Zone, Sub-Areas A, B, C, F and G - within each sub-area no building shall exceed the height of the existing slope and conform to the range of maximum building heights indicated on the development criteria Exhibit 3.
5. Lower Campus Zone, Sub-Areas D and E - maximum building height shall not exceed the height of the existing Hoag Cancer Center (57.5 feet above mean sea level).

D. Setbacks

Setbacks for the Hoag Hospital Planned Community are shown on Exhibit 3.

1. Setbacks will be provided along property boundaries adjacent to the Villa Balboa / Seafaire Condominiums, as defined below:
 - a) Upper campus western boundary setback shall be the prolongation of the westerly edge of the existing cafeteria/laboratory building to the points of intersection with the easterly curb line of the existing service drive, then continuing along said line of the existing service drive.
 - b) Lower campus northern boundary, all of which will have a 20' minimum building setback.



- LEGEND**
- HEIGHT ZONES
 - TOWER ZONE - MAXIMUM BUILDING HEIGHT 225 FEET ABOVE MEAN SEA LEVEL
 - MEDIUM ZONE - MAXIMUM BUILDING HEIGHT 147 FEET ABOVE MEAN SEA LEVEL
 - PARKING ZONE - MAXIMUM BUILDING HEIGHT OF 40 FEET ABOVE MEAN SEA LEVEL, EXCEPT FOR ELEVATOR TOWER
 - LOWER CAMPUS ZONE - SEE AREAS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z ON THE MAP FOR BUILDING HEIGHT RESTRICTIONS
 - A BUILDING HEIGHT 250 FEET
 - TYPICAL RANGE OF BUILDING HEIGHTS ABOVE PROPOSED GRADE
 - TYPICAL RANGE OF MAXIMUM BUILDING HEIGHTS ABOVE MEAN SEA LEVEL (MSL)
 - AVERAGE SLOPE ELEVATION
- OTHER DESIGN ELEMENTS**
- ACCESS
 - INTERNAL CIRCULATION
 - ON ROAD TRAMPARK

2. **The setback on West Coast Highway easterly of the hospital entry signal shall be 15 feet.**

In addition, vertical articulation shall be required for buildings easterly of the signal within 150 feet of the West Coast Highway frontage, as follows:

1st Floor: Up to 18 feet in height no additional articulation is required. If the 1st floor exceeds 18 feet in height, it shall be subject to the articulation requirements of the 2nd Floor.

2nd Floor (up to 32' in height): A minimum of 20% of the building frontage shall be articulated in such a manner as to result in an average 2nd floor setback of 20 feet.

3rd Floor and above: A minimum of 20% of the building frontage shall be articulated in such a manner as to result in an average 3rd floor and above setback of 25 feet.

The setback on West Coast Highway westerly of the hospital entry signal shall be 45 feet.

In addition, vertical articulation shall be required for buildings westerly of the signal for buildings within 150 feet of the West Coast Highway frontage, as follows:

1st Floor: Up to 18 feet in height no additional articulation is required. If the 1st floor exceeds 18 feet in height, it shall be subject to the articulation requirements of the 2nd Floor.

2nd Floor (up to 32' in height): A minimum of 20% of the building frontage shall be articulated in such a manner as to result in an average 2nd floor setback of 55 feet.

3rd Floor and above: A minimum of 20% of the building frontage shall be articulated in such a manner as to result in an average 3rd floor and above setback of 65 feet.

In order to avoid any future structures in this area (within 150 feet of West Coast Highway) from presenting an unacceptable linear mass, no single structure shall be greater than 250 linear feet in width. Additionally, 20% of the linear frontage within 150 feet of West Coast Highway shall be open and unoccupied by buildings.

10% of the linear length of height zones A and B as viewed from the existing bicycle/pedestrian trail, exclusive of that area adjacent to the consolidated portion of the view park, shall be maintained as view corridors between buildings.

These requirements may be altered for individual buildings, if requested by the hospital, through the site plan review process defined in Section IX.

3. There will be no building setbacks along the boundary with CalTrans east property at Superior Avenue and West Coast Highway.
4. A 20 foot setback from property line shall be provided along Newport Boulevard from Hospital Road to a point 600 feet south; a 25 foot setback from property line shall be provided along the remainder of Newport Boulevard and along the Newport Boulevard/West Coast Highway Interchange.
5. A ten (10) foot building setback from the property line shall be provided along Hospital Road.

E. Lighting

The lighting systems shall be designed and maintained in such a manner as to conceal the light source and to minimize light spillage and glare to the adjacent residential uses. The plans shall be prepared and signed by a licensed Electrical Engineer.

F. Roof Treatment

Prior to the issuance of building permits, the project sponsor shall submit plans which illustrate that major mechanical equipment will not be located on the roof of any structure on the Lower Campus. Rather, such buildings will have clean rooftops. Minor rooftop equipment necessary for operating purposes will comply with all building height criteria, and shall be concealed and screened to blend into the building roof using materials compatible with roofing materials.

G. Signs

All signs shall be as specified under the Hoag Hospital Sign Program, Part VI.

H. Parking

All parking shall be as specified in Part VII, Hoag Hospital Parking Regulations.

I. Landscape

All landscaping shall be as specified in the Hoag Hospital Landscape Regulations, Part VIII.

J. Mechanical and Trash Enclosures

Prior to issuance of a building permit, the project sponsor shall submit plans to the City Planning Department which illustrate that all mechanical equipment and trash areas will be screened from public streets, alleys and adjoining properties.

K. Internal Circulation

1. Prior to the issuance of a grading permit for any of the proposed Master Plan facilities, the project sponsor shall implement a pilot program that controls usage of the Upper and Lower Campus service roads during non-working hours. Such controls may include requesting that the majority of vendors deliver products (other than emergency products) during working hours (i.e. 7:00 a.m. to 8:00 p.m.), signage to restrict use of the road by Hospital employees, physicians, patients and visitors during non-working hours, and other methods to restrict use. The Hospital will also request that vendors not deliver (i.e. scheduled and routine deliveries) on the weekends.

This restriction specifically applies to scheduled and routine deliveries. The results of this program will be submitted to the City prior to the issuance of the grading permit. If such results indicate that such controls do not significantly impact the operations of the Hospital, and provided that requests for specified vendor delivery times is consistent with future Air Quality Management Plan procedures, the City may require that the program be implemented as hospital policy. If operation impacts are significant, other mitigation measures will be investigated at that time to reduce service road impacts to the adjacent residential units.

2. The lower campus service road shall include provisions for controlled access to limit usage to physicians and staff, and service vehicles.

L. Loading Dock

Within one year from the date of final approval of the Planned Community District Regulations and Development Plan by the California Coastal Commission, as an interim measure, the project sponsor shall implement an acoustical and/or landscape screen to provide a visual screen from and reduce noise to adjoining residences from the loading dock area.

The design process for the Critical Care Surgery Addition shall include an architectural and acoustical study to insure the inclusion of optimal acoustical screening of the loading dock area by that addition.

Subsequent to the construction of the Critical Care Surgery Addition, an additional acoustical study shall be conducted to assess the sound attenuation achieved by that addition. If no significant sound attenuation is achieved, the hospital shall submit an architectural and acoustical study assessing the feasibility and sound attenuation implications of enclosing the loading dock area. If enclosure is determined to be physically feasible and effective in reducing noise impacts along the service access road, enclosure shall be required. Any enclosure required pursuant to this requirement may encroach into any required setback upon the review and approval of a Modification as set forth in Chapter 20.81 of the Newport Beach Municipal Code.

VI. HOAG HOSPITAL SIGN PROGRAM

A. Purpose and Intent

1. The purpose of this Sign Program is to provide adequate, consistent and aesthetically pleasing on-building wall and ground-mounted signage based upon the provisions set forth by the City of Newport Beach Sign Ordinance and the information signage requirements of Hoag Hospital.
2. The intent of this Sign Program is to produce uniform standards for Hoag Hospital.

B. General Sign Standards

1. All signs visible at the exterior of any building or facility of the Hospital, ground mounted or on-building, may be illuminated or non-illuminated, depending upon need. Illumination method may be by external or internal source. No sign shall be constructed or installed to rotate, gyrate, blink or move, nor create the illusion of motion, in any fashion.
2. All signs attached to building or facility exteriors shall be flush or surface mounted as is appropriate to the architectural design features of said building or facility.
3. All signs together with the entirety of their supports, braces, guys, anchors, attachments and decor shall be properly maintained, legible, functional and safe with regard to appearance, structural integrity and electrical service.
4. All street signs shall be subject to review and approval of the City Traffic Engineer, and shall be in compliance with Ordinance 110-L.

C. Number of Signs Allowed

1. One (1) double-faced primary identification ground-mounted sign or two single faced gateway entry signs shall be allowed per street frontage. In the case of a sign occurring upon a slope, the average height shall be established by measuring the sign height at the mid-point of the sign length perpendicular to the slope direction. Total maximum signage area shall not exceed two hundred (200) square feet and shall not exceed ten (10) feet in height per sign and street frontage. This sign may occur as a wall sign, to be located upon a project boundary perimeter wall, subject

to the same number and area maximums described above. This sign may also occur as part of an entry gateway system.

2. Secondary identification signs shall be allowed. This sign type shall not exceed a maximum height of 48" average height above finished grade. In the case of a sign occurring upon a slope, the average height shall be established by measuring the sign height at the mid-point of the sign length perpendicular to the slope direction. Maximum sign area shall not exceed thirty-five (35) square feet. This sign may occur as a wall sign to be located upon a project boundary perimeter wall, subject to the same number and area maximums described above.
3. Vehicular and pedestrian directional signs shall be allowed. This sign type may occur as a single-faced or double-faced sign. This sign type shall occur with the sign suspended between two upright supports having the same depth (thickness) as the sign cabinet described above.
4. Hospital identification signs shall be allowed upon hospital tower parapets, one (1) at each elevation. The elevation facing west (Villa Balboa property line) may not be illuminated.
5. On the lower campus, one (1) building-mounted identification sign will be allowed per structure and shall not be placed so as to directly face the Villa Balboa/Seafaire property. Such signs will be no higher than the roof line of the building upon which they are mounted.

VII. HOAG HOSPITAL PARKING REGULATIONS

A. General

1. Off-street parking for Hoag Hospital shall be provided on-site. Parking may be on surface lots, subterranean or in parking structures.
2. The design and layout of all parking areas shall be subject to the review and approval of the city Traffic Engineer and the Public Works Department.
3. Parking lot lighting shall be developed in accordance with City standards and shall be designed in a manner which minimizes impacts on adjacent land uses. Nighttime lighting shall be limited to that necessary for security and shielded down from any adjacent residential area. The plans shall be prepared and signed by a licensed electrical engineer, with a letter from the engineer stating that the requirements has been met. The lighting plan shall be subject to review and approval of the City Planning Department.

B. Requirements for Offstreet Parking

Parking requirements for specific sites shall be based upon the parking criteria established in Table 2. All parking shall be determined based upon building type and the area allotted to the following functions. Any area which is calculated as part of the total floor area limitation shall be included in the gross floor area to determine the parking requirement.

Table 2
PARKING REQUIREMENTS

| <u>Use Category</u> | <u>Parking Requirements</u> |
|---------------------|---------------------------------|
| Outpatient Services | 2.0 spaces/1,000 square feet* |
| Support | 1.0 spaces/1,000 square feet* |
| Administrative | 4.0 spaces/1,000 square feet* |
| Residential Care | 1.0 spaces/1,000 square feet* |
| Medical Offices | 4.0 spaces/1,000 square feet* |
| Inpatient | 1.25 spaces/1,000 square feet** |

- * Parking requirements are based on a study performed by DKS Associates in May, 1987.
- ** Parking requirement is based on current Hoag Hospital parking demand.

VIII. HOAG HOSPITAL LANDSCAPE REGULATIONS

A. General

1. Detailed landscape and irrigation plans, prepared by a registered Architect or under the direction of a Landscape Architect, shall be reviewed by the Planning and Parks, Beaches and Recreation Departments and approved by the Public Work Departments prior to issuance of a building permit and installed prior to issuance of Certificate of Use and Occupancy. The Landscape Plan may include a concept for the roofs and the parking structures. Trees shall not be used, but a planter box or trellis system shall be designed to provide visual relief of parking structures. All landscaping shall conform to the building height limits established in this text.
2. Parking lot trees shall be no less than fifteen (15) gallon size.
3. Shrubs to be planted in containers shall not be less than one (1) gallon size. Ground covers will be planted from (1) gallon containers or from root cuttings.
4. Every effort should be made to avoid using plants with invasive and shallow root systems.
5. Earth berms shall be rounded and natural in character, designed to obscure automobiles and to add interest to the site. Wheel stops shall be so placed that damage to trees, irrigation units and shrubs is avoided.
6. Trees in parking lots should be limited in variety. Selection should be repeated to give continuity. Regular spacing is not required and irregular groupings may add interest. Care should be exercised to allow plants to grow and maintain their ultimate size without restriction.
7. Heavy emphasis shall be placed on the use of drought-resistant native and naturalized vegetation and the use of an irrigation system designed to avoid surface runoff and over-watering.

B. Maintenance

1. All planting areas are to be kept free of weeds and debris.
2. Lawn and ground covers are to be kept trimmed and/or mowed regularly.

3. All plantings are to be kept in a healthy and growing condition. Fertilization, cultivation and tree pruning are to be carried out as part of regular maintenance.
4. Irrigation systems are to be kept in working condition. Adjustment and cleaning of system should be part of regular maintenance.
5. Stakes, guys and ties on trees should be checked regularly for correct function; ties to be adjusted to avoid creating abrasions or girdling to the stems.
6. Damage to plantings created by vandalism, automobile or acts of nature shall be corrected within thirty (30) days.

C. Special Landscaped Street

West Coast Highway is designated in the Hoag Hospital Planned Community as a special landscaped street. A 15' building setback from right-of-way / property line is required along West Coast Highway. Only driveways, parking and signage are allowed in the setback area. Parking areas shall be screened from view of West Coast Highway with landscaped berms.

Landscaping along West Coast Highway shall consist of trees, ground cover and shrubbery. All unpaved areas not utilized for parking or circulation shall be landscaped in a similar manner. Tree size to be no less than twenty-four (24) inch box.

D. Villa Balboa Landscape Zone

The area between the Villa Balboa/Hoag property line and the loading dock service access road shall be landscaped except for any driveway, walkway, or other hardscape elements in said area. The purpose of the landscaping will be to screen and buffer residential units from hospital activities.

E. Parking Areas

A minimum of 5% of the surface parking areas shall be devoted to planting areas. Planting areas around building shall not be included in parking area. Planting of trees may be in groups and need not necessarily be in regular spacing. Alternative landscape programs may be developed, including perimeter parking area landscaping, berming and depressing of parking areas. Alternative landscape programs shall be subject to the review of the Parks, Beaches and Recreation Department and the approval of the Planning and Public Works Departments.

A rooftop landscaping program may be developed for parking structures and shall be subject to the review of the Parks, Beaches and Recreation Department and the approval of the Planning and Public Works Departments. Rooftop landscaping shall conform to height restrictions.

IX. SITE PLAN REVIEW.

A. Purpose

The City Council finds that development on the West Coast Highway frontage of the lower campus of Hoag Hospital may have the potential to affect the aesthetics of the West Newport area as viewed from surrounding arterial roadways. The effect of this section is to establish a Site Plan Review requirement by the Planning Commission for certain individual projects which are proposed by the hospital to differ from the setback, horizontal and vertical articulation requirements as set forth in Section V.D.2. to insure that these projects conform with the objectives of the General Plan and the Master Plan for Hoag Hospital.

B. Findings

The City finds, determines and declares that the establishment of Site Plan Review procedures contained in this section promotes the health, safety, and general welfare of the community by ensuring that the development of Hoag Hospital proceeds in a manner which will not result in inadequate and poorly planned landscape areas, excessive building bulk on arterial roadways, inappropriate placement of structures and impairment of the benefits of occupancy and use of existing properties in the area.

C. Application

Site Plan Review approval shall be obtained prior to the issuance of a grading or building permit for any new structure or the addition to an existing structure which does not conform to the provisions of Section V.D.2.

D. Plans and Diagrams to be Submitted

The following plans and diagrams shall be submitted to the Planning Commission for approval:

1. A plot plan, drawn to scale, showing the arrangement of buildings, driveways, pedestrian ways, off-street parking and off-street loading areas, landscaped areas, signs, fences and walks. The plot plan shall show the location of entrances and exits, and the direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and loading space, and areas for turning and maneuvering vehicles. The plot plan shall indicate how utility and drainage are to be provided.

2. A landscape plan, drawn to scale, showing the locations of existing trees proposed to be removed and proposed to be retained; and indicating the amount, type, and location of landscaped areas, planting beds and plant materials with adequate provisions for irrigation.
3. Grading plans when necessary to ensure development properly related to the site and to surrounding properties and structures.
4. Scale drawings of exterior lighting showing size, location, materials, intensity and relationship to adjacent streets and properties.
5. Architectural drawings, renderings or sketches, drawn to scale, showing all elevations of the proposed buildings and structures as they will appear upon completion.
6. Any other plans, diagrams, drawings or additional information necessary to adequately consider the proposed development and to determine compliance with the purposes of this chapter.

E. Fee

The applicant shall pay a fee as established by Resolution of the City Council to the City with each application for Site Plan Review under this chapter.

F. Standards

In addition to the general purposes set forth in sub-section B, in order to carry out the purposes of this chapter as established by said section, the site plan review procedures established by this Section shall be applied according to and in compliance with the following standards, when applicable:

1. The development is in compliance with all other provisions of the Planned Community Development Criteria and District Regulations (P-C Text);
2. Development shall be compatible with the character of the neighborhood and surrounding sites and shall not be detrimental to the orderly and harmonious development of the surroundings and of the City;
3. Development shall be sited and designed to maximize the aesthetic quality of the project as viewed from surrounding roadways and properties, with special consideration given to the mass and bulk of buildings and the streetscape on West Coast Highway;

4. Site plan and layout of buildings, parking areas, pedestrian and vehicular access ways, landscaping and other site features shall give proper consideration to functional aspects of site development.

G. Public Hearing - Required Notice

A public hearing shall be held on all Site Plan Review applications. Notice of such hearing shall be mailed not less than ten (10) days before the hearing date, postage prepaid, using addresses from the last equalized assessment roll or, alternatively, from such other records as contain more recent addresses, to owners of property within a radius of three hundred (300) feet of the exterior boundaries of the subject property. It shall be the responsibility of the applicant to obtain and provide to the City the names and addresses of owners as required by this Section. In addition to the mailed notice, such hearing shall be posted in not less than two conspicuous places on or close to the property at least ten (10) days prior to the hearing.

H. Action by the Planning Commission

If all applicable standards established by this Section are met, the Planning Commission shall approve the development. Conditions may be applied when the proposed development does not comply with applicable standards and shall be such as to bring said development into conformity.

If the development is disapproved, the Commission shall specify the standard or standards that are not met.

A Site Plan Review decision of the Planning Commission shall be subject to review by the City Council either by appeal, or upon its own motion, or upon the request of the Commission. The action of the Commission on any Site Plan Review shall be final and effective twenty-one (21) days following the Commission action thereon unless, within the twenty-one (21) day appeal period an appeal in writing has been filed by the applicant, or any other person, the Commission has requested a review of its decision, or unless the City Council, not more than twenty-one (21) days after the Commission action, on its own motion, elects to review and act on the action of the Commission, unless the applicant consents to an extension of time. The City Council may affirm, reverse or modify the decision. Such action by the City Council shall be final.

I. Appeal to the City Council

Any Site Plan Review decision of the Commission may be appealed to the City Council by the applicant or any other person, at any time within twenty-one (21) days after the date of the Commission decision. An appeal to the City Council shall be taken by filing a letter of appeal in duplicate, with the Planning Department. Such letter shall set forth the grounds upon which the appeal is based and shall be accompanied by a fee as established by Resolution of the City Council.

J. Action by the City Council

An appeal shall be heard and acted on by the City Council, and the City Council may affirm, reverse or modify the decision of the Commission. The decision of the City Council is final.

K. Expiration and Revocation of Site Plan Review Approvals

1. **Expiration.** Any Site Plan Review granted in accordance with the terms of this Title shall expire within 24 months from the date of approval if a building permit has not been issued prior to the expiration date and subsequently construction is diligently pursued until completion, unless at the time of approval the Planning Commission has specified a different period of time.
2. **Violation of Terms.** Any Site Plan Review granted in accordance with the terms of this Title may be revoked if any of the conditions or terms of such Site Plan Review are violated or if any law or ordinance is violated in connection therewith.
3. **Hearing.** The Planning Commission shall hold a hearing on any proposed revocation after giving written notice to the permittee at least ten days prior to the hearing, and shall submit its recommendations to the City Council. The City Council shall act thereon within 60 days after receipt of the recommendation of the Planning Commission.

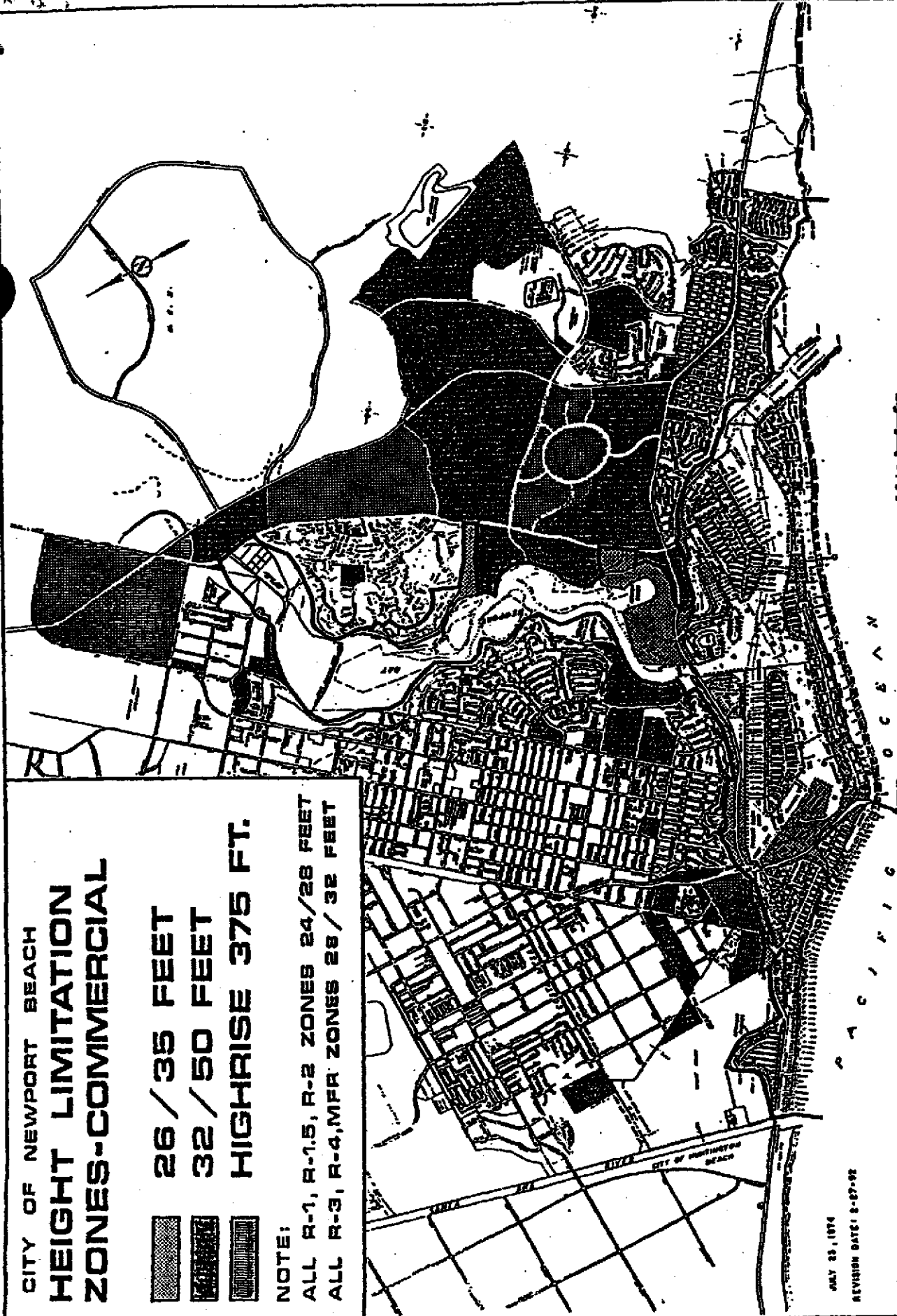
E:\... \Planning\PCTEXT\HOAGHOSP

**CITY OF NEWPORT BEACH
HEIGHT LIMITATION
ZONES-COMMERCIAL**

-  **26 / 35 FEET**
-  **32 / 50 FEET**
-  **HIGHRISE 375 FT.**

NOTE:

**ALL R-1, R-1.5, R-2 ZONES 24/28 FEET
ALL R-3, R-4, MFR ZONES 28 / 32 FEET**



JULY 23, 1974
REVISION DATE: 8-27-92

Revision Date: May 26, 1992

**EXHIBIT D
ESTOPPEL CERTIFICATE**

Date Requested: _____
Date of Certificate: _____

On _____, the City of Newport Beach approved the "Development Agreement Between the City of Newport Beach and Hoeg Memorial Hospital Presbyterian" (the "Development Agreement").

This Estoppel Certificate certifies that, as of the "Date of Certificate" set forth above:

CHECK WHERE APPLICABLE

- _____ 1. The Development Agreement remains binding and effective;
- _____ 2. The Development Agreement has not been amended;
- _____ 3. The Development Agreement has been amended in the following respects:

- _____ 4. Neither Hoeg nor any of its successors are in default under the Development Agreement;
- _____ 5. The following defaults exist under the Development Agreement:

This Estoppel Certificate may be relied upon by any transferee or mortgagee of any interest in the property which is subject of the Development Agreement.

CITY OF NEWPORT BEACH

BY: _____
NAME: _____
TITLE: _____

EXHIBIT D

HOAG MEMORIAL HOSPITAL PRESBYTERIAN

DRAFT

**PLANNED COMMUNITY
DEVELOPMENT CRITERIA
AND
DISTRICT REGULATIONS**

REVISED JANUARY 9, 2008

**Recommended for Approval
by the Planning Commission
February 20, 1992**

**Adopted by the City Council
City of Newport Beach
Amendment No. 744
Ordinance No. 92-3
May 26, 1992**

**Amendment No. 2002-001
City Council Ordinance No. 2002-17
August 27, 2002**

**Amendment No. _____
City Council Ordinance No. _____
_____, 2008**

TABLE OF CONTENTS

| | Page Number |
|---|----------------|
| I. INTRODUCTION | 1 |
| II. GENERAL NOTES | 2 |
| III. DEFINITIONS | 3 |
| IV. DEVELOPMENT PLAN..... | 5 |
| V. DISTRICT REGULATIONS..... | 11 |
| VI. HOAG HOSPITAL SIGN PROGRAM..... | 21 |
| VII. HOAG HOSPITAL PARKING REGULATIONS | 23 |
| VIII. HOAG HOSPITAL LANDSCAPE REGULATIONS | 25 |
| IX. SITE PLAN REVIEW..... | 27 |

EXHIBITS

| | Page Number |
|--|----------------|
| 1. | |
| PLANNED COMMUNITY SITE AND BOUNDARY MAP..... | 7 |
| VEHICULAR ACCESS | 8 |
| EXHIBIT 3..... | 15 |
| DEVELOPMENT CRITERIA..... | 15 |
| <u>4. LOADING DOCK NOISE STANDARDS.....</u> | <u>20</u> |

TABLES

| | |
|---------------------------|----|
| 1. | |
| PARKING REQUIREMENTS..... | 24 |

I. INTRODUCTION

Background

The Hoag Memorial Hospital Presbyterian Planned Community District in the City of Newport Beach has been developed in accordance with the Newport Beach General Plan. The purpose of this Planned Community District is to provide a method whereby property may be classified and developed for hospital-related uses. The specifications of this District are intended to provide land use and development standards supportive of the proposed use while ensuring compliance with the intent of all applicable regulatory codes.

The Planned Community District includes district regulations and a development plan for both the Upper and Lower Campuses of Hoag Hospital. In general, over the long term, the Upper Campus will become oriented primarily towards emergency, acute and critical care (predominantly inpatient) uses and the Lower Campus will be developed with predominantly outpatient uses, residential care and support services.

Whenever the regulations contained in the Planned Community text conflict with the regulations of the Newport Beach Municipal Code, the regulations contained in the Planned Community text shall take precedence. The Municipal Code shall regulate this development when such regulations are not provided within these district regulations. All development within the Planned Community boundaries shall comply with all provisions of the Uniform Building Code and other governing building codes.

II. GENERAL NOTES

1. Water service to the Planned Community District will be provided by the City of Newport Beach.
2. Development of the subject property will be undertaken in accordance with the flood protection policies of the City of Newport Beach.
3. All development of the site is subject to the provisions of the City Council Policies K-4 and K-5 regarding paleontological and archaeological resources.
4. Except as otherwise stated in this text, the requirements of the Newport Beach Zoning Ordinance shall apply. The contents of this text notwithstanding, all construction within the boundaries of this Planned Community District shall comply with all provisions of the Uniform Building Code, other various codes related thereto and local amendments.
5. All buildings shall meet Title 24 requirements or the requirements of the California Office of Statewide Health Planning and Development as applicable. Design of buildings shall take into account the location of building air intake to maximize ventilation efficiency, the incorporation of natural ventilation, and implementation of energy conserving heating and lighting systems.
6. Any fire equipment and access shall be approved by the Newport Beach Fire Department.
7. ~~New mechanical appurtenances on building rooftops and utility vaults, e~~Excluding communications devices on the Upper Campus, new mechanical appurtenances on building rooftops and utility vaults on the Upper and Lower Campuses shall be screened from view in a manner compatible with building materials. Rooftop mechanical appurtenances or utility vaults shall be screened—designed utilizing compatible architectural materials on the Lower Campus. Noise shall not exceed 55 dBA at all property lines. No new mechanical appurtenances may exceed the building height limitations as defined in these district regulations.
8. Grading and erosion control shall be carried out in accordance with the provisions of the City of Newport Beach Excavation and Grading Code and shall be subject to permits issued by the Building and Planning Departments.
9. Sewage disposal facilities within the Planned Community will be provided by Orange County Sanitation District No. 5. Prior to issuance of any building permits it shall be demonstrated to the satisfaction of the Planning Department that adequate sewer facilities will be available. Prior to the occupancy of any structure it shall be further demonstrated that adequate sewer facilities exist.
10. Mass grading and grading by development phases shall be allowed provided that landscaping of exposed slopes shall ~~be installed~~commence within thirty (30) days of the completion of grading.

III. DEFINITIONS

Building Elevation:

1. A vertical distance of a building above or below a fixed reference level, i.e., MSL (mean sea level).
2. A flat scale drawing of the front, rear, or side of a building.

Building Envelope: The volume in which a building may be built as circumscribed by setback lines and maximum allowable building heights.

Building Height: The vertical distance measured from the finished grade to the highest point of the structure. At all points, the height measurement shall run with the slope of the land.

Emergency Room: A service and facility designated to provide acute emergency medical services for possible life threatening situations.

Entitlement, Gross Floor Area: Any area of a building, or portion thereof, including the surrounding exterior walls, but excluding:

1. Area of a building utilized for stairwells and elevator shafts on levels other than the first level of a building in which they appear;
2. Area of a building and/or buildings which ~~measures less than 8 feet from finished floor to ceiling and is~~ are not for general or routine occupancy, such as interstitial or mechanical occupancies;
3. As applied to new construction permits issued on or after August 13, 2002, area of a building used specifically for base isolation and structural system upgrades directly related to requirements of governmental agencies and is not for general or routine occupancy; and
4. As applied to new construction permits issued on or after August 13, 2002, enclosed rooftop mechanical levels not for general or routine occupancy.

First Aid: Low acuity medical treatment for non-life threatening situations.

General Plan: The General Plan of the City of Newport Beach and all elements thereof.

Grade: For the purpose of determining building height:

1. Finished - the ground level elevation which exists after any grading or other site preparation related to, or to be incorporated into, a proposed new development or alteration of existing developments. (Grades may be worked into buildings to allow for subterranean parking.)
2. Natural - the elevation of the ground surface in its natural state before man-made alterations.

3. Existing - the current elevation of ground surface.

Inpatient Uses: Hospital patient services which require ~~overnight~~ twenty-four (24) hour or more stays.

Landscape Area: The landscape area shall include on-site walks, plazas, water, rooftop landscaping and all other areas not devoted to building footprints or vehicular parking and drive surfaces.

Mean Sea Level: A reference or datum mark measuring land elevation using the average level of the ocean between high and low tides.

Outpatient Uses: Hospital patient services which ~~do not require overnight stays less than do not~~ exceed twenty-four (24) hours.

Residential Care: Medically-oriented residential units that do not require the acuity level generally associated with inpatient services but require overnight stays.

Site Area: For the purpose of determining development area:

1. Gross - parcel area prior to dedications.
2. Net - parcel area after dedications.

~~Special Landscaped Street: West Coast Highway is designated as a special landscaped street, containing special landscape requirements.~~

Streets: Reference to all streets or rights-of-way within this ordinance shall mean dedicated vehicular rights-of-way.

IV. DEVELOPMENT PLAN

Project Characteristics

The Upper Campus of Hoag Hospital is located on a triangular site of approximately 17.57 acres and is bounded by Newport Boulevard to the east, Hospital Road to the north and existing residential developments (~~the Versailles and Villa Balboa/Seafaire condominiums~~) to the west. The Lower Campus is located north of West Coast Highway, south of the ~~Versaille Sunset View linear and consolidated park~~ and Villa Balboa/Seafaire Condominiums, west of Newport Boulevard and east of Superior Avenue. It contains approximately ~~20.61~~37.38 total acres, including 8,603 square feet of land encumbered by a roadway easement. The Lower Campus adjoins the Upper Campus at its eastern boundary. The Upper Campus is, and will continue to be, oriented towards inpatient functions, while the Lower Campus will be developed with predominantly outpatient, residential care and support services.

Development Plan

The Planned Community Development Plan for Hoag Hospital is shown on Exhibit 1, *Planned Community Site and Boundary Map*. Through the year ~~2015~~2017, many of the existing buildings shown on the Development Plan for the Upper Campus may be redeveloped in order to functionally respond to the needs of the Hospital and conform to the requirements of State agencies.

~~The Development Plan includes a 0.8-acre view park adjacent to the bike trail between the Lower Campus and the Villa Balboa/Seafaire Condominiums. This view park includes a twenty-foot wide linear park area adjacent to the bike path (approximately 0.5 acres) and a consolidated view park at the westerly edge of the property (approximately 0.3 acres). A bike trail connection is also provided between the existing bike trails at the northern and southern boundaries of the Lower Campus. Access to the Lower Campus will be from West Coast Highway and potentially from Superior Avenue, as well as and from Hospital Road, via the Upper Campus. Exhibit 2, *Vehicular Access*, shows the internal circulation for Hoag Hospital.~~

The Development Plan does not specify building locations or specific hospital-related uses. Instead, a developable area is identified based on the regulations established for this Planned Community District. Because of the dynamic nature of the health care industry which leads to rapid technological changes that effect how health care services are delivered, the Development Plan for Hoag Hospital sets development caps as a function of allowable densities established by the Newport Beach General Plan.

~~The statistical analysis (Table 1) provides a summary of a potential development profile for Hoag Hospital. In order to provide flexibility for the hospital to respond to changes in the health care industry, while at the same time ensuring that trip generation restrictions are adhered to and the overall development cap is not exceeded, this Development Plan allows Hoag Hospital to adjust the development profile provided in the statistical analysis. For example, if changing hospital needs necessitate the development of additional outpatient uses, this development would be allowed, consistent with the Development Plan, as long as a corresponding adjustment in square footage and trip generation for another uses were to occur.~~

~~This Development Plan allows Hoag Hospital to adjust the development profile provided in the statistical analysis (Table 1) as long as the development limit (i.e., square feet) or the trip generation limit for the peak period (as identified in the Environmental Impact Report) established within each phase of development is not exceeded.~~

~~Adjustments to the Development Plan may be allowed if the total square footage or trip generation allowed in the current phase of development is exceeded, if the total development or trip generation allowed under the Development Plan is not exceeded.~~

The maximum allowable building area for Hoag Hospital, which encompasses both the Lower Campus and the Upper Campus, is 1,343,238 square feet. Each Campus is also subject to a maximum allowable building area limit: the maximum allowable building area for the Upper Campus is 990,349 square feet; the maximum allowable building area for the Lower Campus is 577,889 square feet. Table 1, *Building Area Statistical Analysis*, provides a summary of allowable square footage for both the Upper and Lower Campuses.

LEGEND



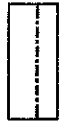
PRIMARY ACCESS (SIGNALIZED)



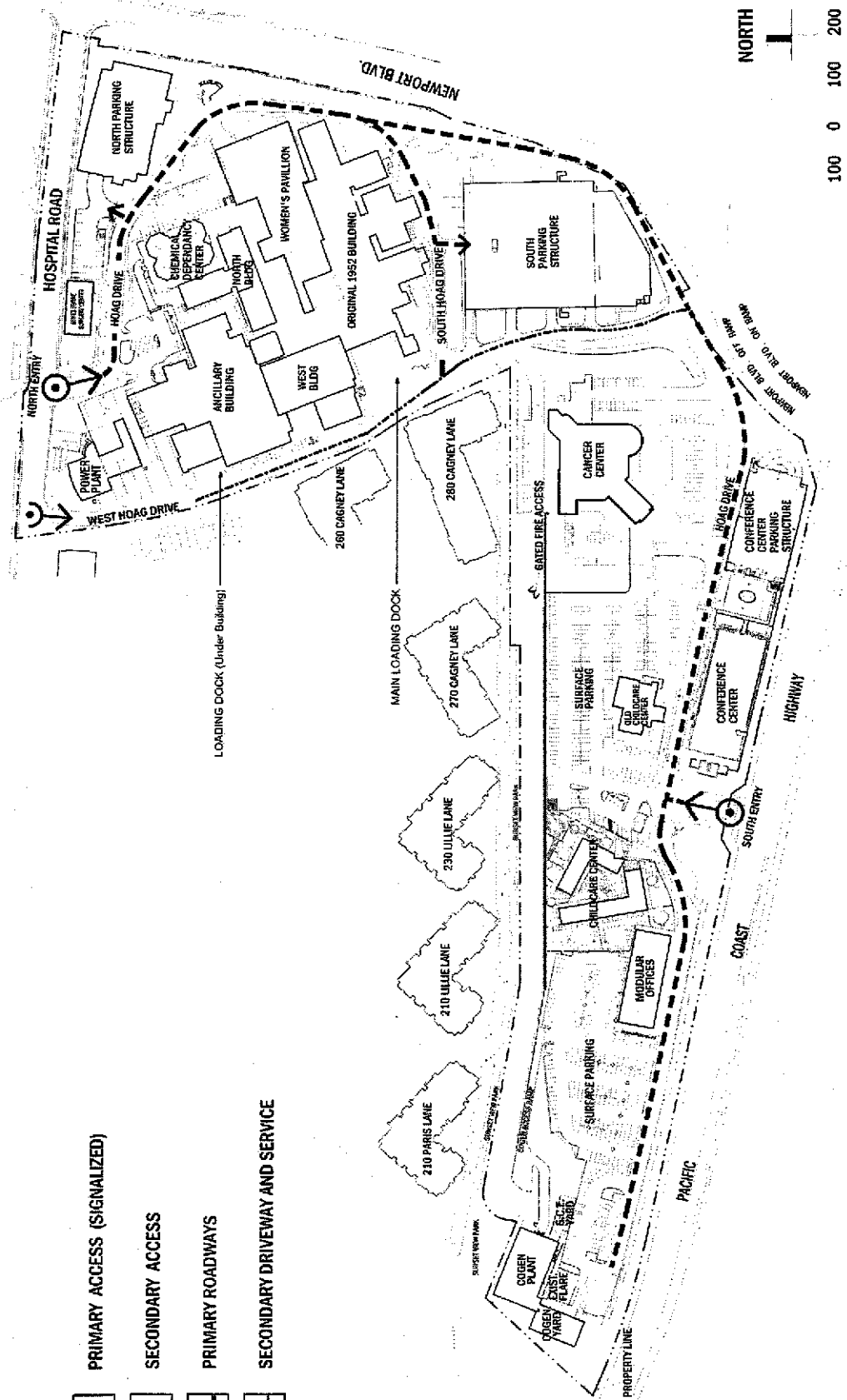
SECONDARY ACCESS



PRIMARY ROADWAYS



SECONDARY DRIVEWAY AND SERVICE



Note: Buildings labeled for identification purposes only

VEHICULAR ACCESS

HOAG MEMORIAL HOSPITAL PRESBYTERIAN

EXHIBIT 2

08.20.07
REVISED 01.22.08

SCALE: 1" = 200'

TABLE 1

BUILDING AREA STATISTICAL ANALYSIS

TOTAL OF LOWER CAMPUS & UPPER CAMPUS BUILDING AREAS -
MAXIMUM ALLOWABLE: 1,343,238 SQUARE-FEET

| | <u>Site Area</u> | <u>Allowable Building Area</u> | <u>Existing¹</u> | <u>Net Remaining</u> | <u>Maximum Allowable Not to Exceed</u> |
|---------------------|--------------------------|--------------------------------|-----------------------------|------------------------|--|
| <u>UPPER CAMPUS</u> | <u>765,349 sq. ft.</u> | <u>765,349 sq. ft.</u> | <u>698,121 sq. ft.</u> | <u>67,228 sq. ft.</u> | <u>990,349 sq. ft.²</u> |
| <u>LOWER CAMPUS</u> | <u>862,815 sq. ft.</u> | <u>577,889 sq. ft.</u> | <u>188,149 sq. ft.</u> | <u>389,740 sq. ft.</u> | <u>577,889 sq. ft.</u> |
| <u>TOTALS</u> | <u>1,618,164 sq. ft.</u> | <u>1,343,238 sq. ft.</u> | <u>886,270 sq. ft.</u> | <u>456,968 sq. ft.</u> | <u>1,343,238 sq. ft.³</u> |

¹ As of the date of adoption.

² Up to 225,000 square-feet can be transferred from the Lower to the Upper Campus

³ Demolition of some existing structures on the Upper Campus will occur to ensure maximum square-feet will not exceed 1,343,238 square-feet

Table 1
STATISTICAL ANALYSIS⁴

| Use | Square Feet |
|--|------------------------------|
| Lower Campus | |
| Existing: | |
| Outpatient Services (Hoag Cancer Center) | 65,000 |
| Child Care | 7,800 |
| Subtotal: | 72,800 |
| Phase I: | |
| Outpatient Services | 115,000 |
| Support Service | 55,000 |
| Administrative | 30,000 |
| Subtotal: | 200,000 |
| Phase II and III: | |
| Subtotal: | 305,089 |
| Total Lower Campus | 577,889 |
| Upper Campus | |
| Existing⁵: | 480,000 |
| Phase I: | |
| Outpatient Services | 25,000 |
| Inpatient | 115,000 |
| Subtotal: | 140,000 |
| Phases II and III: | 145,349 |
| Total Upper Campus | 765,349 |
| GRAND TOTAL | 1,343,238⁶ |

⁴ Full development of the upper and lower campuses is anticipated to occur over an approximate 20 year period and will likely occur in three, seven year phases.

⁵ Up to 50% of the existing upper campus may be redeveloped by master plan buildout.

⁶ Based on development allowed under the General Plan at a floor area ratio to gross site area of .65 for the lower campus and 1.0 for the upper campus. Building Bulk limit for the lower campus is 0.90 for all structures which includes above grade covered parking.

V. DISTRICT REGULATIONS

The following regulations apply to all development within the Hoag Hospital Planned Community. The individual uses listed under the five permitted use categories are not an exhaustive list. Other hospital-related uses which fit into the five (5) permitted use categories are allowed by definition. Prior to the issuance of a building permit, plot plans, elevations and any other such documents deemed necessary by the Planning, Building, Public Works, and Fire Departments shall be submitted for the review and approval of the Planning, Building, Public Works, and Fire Departments.

A. Permitted Uses

1. Lower Campus

a. Hospital facilities, including, but not limited to:

(1) Outpatient services:

- (a) Antepartum Testing
- (b) Cancer Center
- (c) Skilled Nursing
- (d) Rehabilitation
- +Conditioning
- (e) Surgery Center
- (f) Clinical Center
- (g) Day Hospital
- (h) Back and Neck Center
- (i) Biofeedback
- (j) Breast Imaging Center
- ~~2CT Scan~~
- (k) Dialysis
- (l) EEG/EMG/NICE Laboratory
- (m) First Aid Center
- (n) Fertility Services
- (o) G.I. Laboratory
- ~~3Laboratory~~
- (p) Magnetic Resonance Imaging
- (q) Nuclear Medicine
- (r) Occupational Therapy
- (s) Pediatrics
- (t) Pharmacy
- (u) Physical Therapy
- (v) Pulmonary Services
- (w) Radiation Therapy
- ~~4Radiology~~
- (x) Respiratory Therapy
- (y) Sleep Disorder Center

B. Prohibited Uses

1. Lower Campus

- a. Emergency Room
- b. Heliport
- c. Conversion of mechanical or structural ~~or utility~~ spaces to uses that allow general or routine occupancy ~~or storage~~.

2. Upper Campus

- a. Conversion of mechanical or structural ~~or utility~~ spaces to uses that allow general or routine occupancy ~~or storage~~.

C. Maximum Building Height

The maximum building height of all buildings shall be in accordance with Exhibit 3, *Development Criteria Plan*, which establishes the following height zones:

- 1. Upper Campus Tower Zone - maximum building height not to exceed the existing tower which is two-hundred thirty-five (235) feet above mean sea level.
- 2. Upper Campus Mid-rise Zone - maximum building height not to exceed one-hundred forty (140) feet above mean sea level.
- 3. Upper Campus Parking Zone - maximum building height not to exceed eighty (80) feet above mean sea level, exclusive of elevator towers.
- 4. Lower Campus Zone, Sub-Areas A, B, C, F and G - within each sub-area no building shall exceed the height of the existing slope and conform to the range of maximum building heights indicated by the development criteria shown on Exhibit 3.
- 5. Lower Campus Zone, Sub-Areas D and E - maximum building height shall not exceed the height of the existing Hoag Cancer Center which is fifty-seven and one-half (57.5) feet above mean sea level.

2. ~~The lower campus service road shall include provisions for controlled access to limit usage to physicians and staff, and service vehicles.~~

L. Loading Dock

The project sponsor shall maintain the acoustical and/or landscape screen to provide a visual screen from and reduce noise to adjoining residences from the loading dock area. Mitigation measures to reduce the noise levels in the loading dock area should be incorporated into the design and operations of the hospital; such mitigation may include relocation of the trash compactor and baler, limiting the hours of truck deliveries to the loading dock area, enclosure of the trash compactor, use of acoustic panels, etc.

~~The design process for any building proposed as part of any future phase on the Upper Campus the Critical Care Surgery Addition shall include an architectural and acoustical study to insure the inclusion of optimal acoustical screening of the loading dock area by that addition.~~

~~Subsequent to the construction of such building the Critical Care Surgery Addition, an additional acoustical study shall be conducted to assess the sound attenuation achieved by that addition. If no significant sound attenuation is achieved, the hospital shall submit an architectural and acoustical study assessing the feasibility and sound attenuation implications of enclosing the loading dock area. If enclosure is determined to be physically feasible and effective in reducing noise impacts along the service access road, enclosure shall be required. Any enclosure required pursuant to this requirement may encroach into any required setback upon the review and approval of a Modification as set forth in Chapter 20.81 of the Newport Beach Municipal Code.~~

M. Noise Standards

Noise generated at the Hoag Hospital property shall be governed by the City of Newport Beach Noise Ordinance, except as noted below. Also refer to Exhibit 4, Loading Dock Noise Standards.

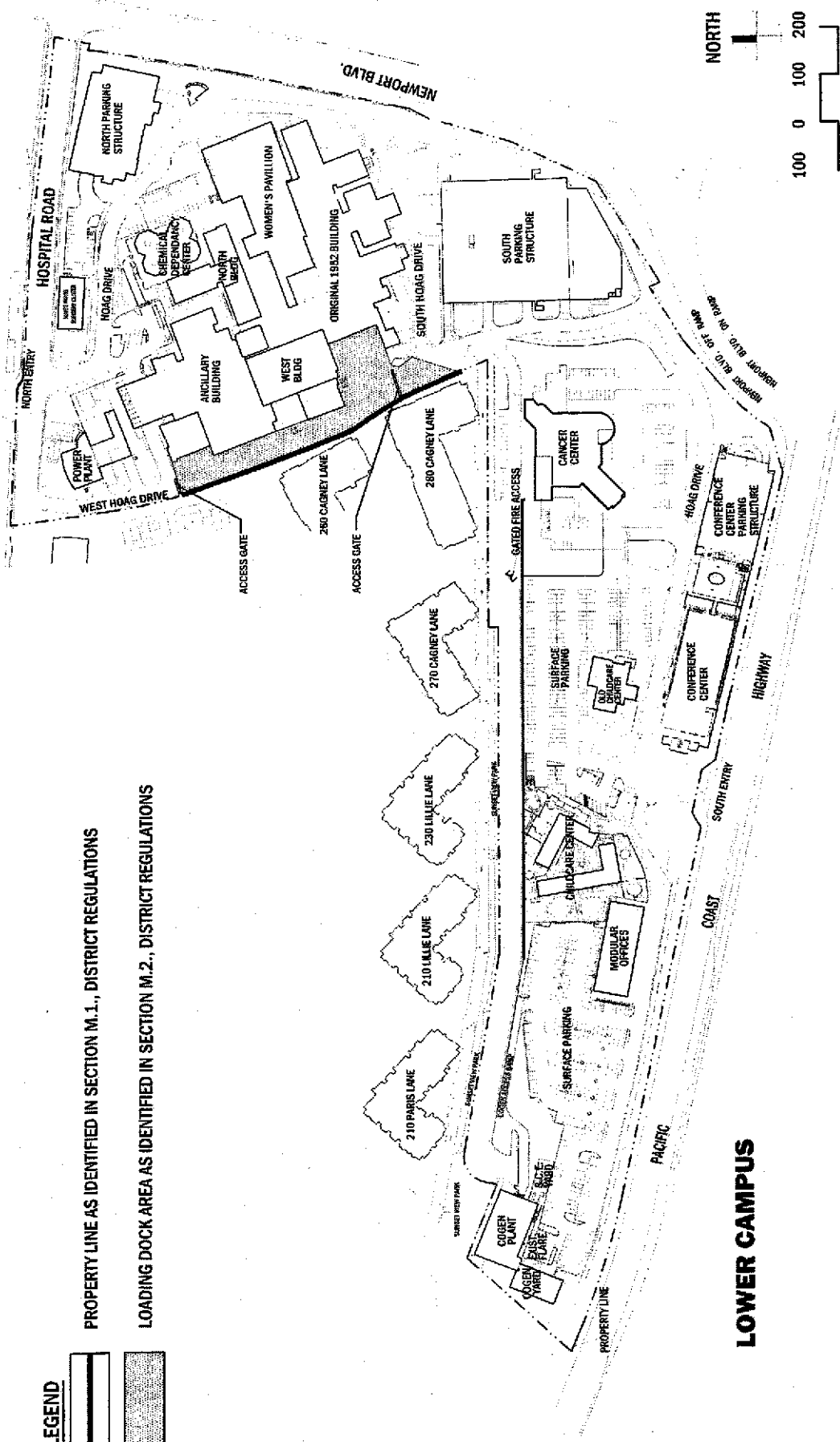
1. The applicable noise standard at the Hoag Hospital property line adjacent to the loading dock shall be as follows:

| | | |
|---------------------|---------------------|---------------------|
| | <u>7 AM – 10 PM</u> | <u>10 PM – 7 AM</u> |
| | <u>Daytime</u> | <u>Nighttime</u> |
| <u>Leq (15 min)</u> | <u>70 dBA</u> | <u>58 dBA</u> |

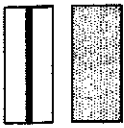
2. Within the loading dock area, delivery vehicles and the loading and unloading of delivery vehicles, shall be exempt from any applicable noise standards.

In addition, the grease pit cleaning which is exempt from the City Noise Ordinance as a maintenance activity shall occur on a Saturday between the hours of 11:00 AM and 3:00 PM.

UPPER CAMPUS



LEGEND



PROPERTY LINE AS IDENTIFIED IN SECTION M.1., DISTRICT REGULATIONS

LOADING DOCK AREA AS IDENTIFIED IN SECTION M.2., DISTRICT REGULATIONS

Note: Buildings labeled for identification purposes only

LOADING DOCK NOISE STANDARDS

HOAG MEMORIAL HOSPITAL PRESBYTERIAN

SCALE: 1" = 200'

EXHIBIT 4
08.20.07

**TABLE 2
PARKING REQUIREMENTS**

| <u>Use Category</u> | <u>Parking Requirements</u> |
|-------------------------|-------------------------------|
| Outpatient Services (1) | 2.31 spaces/1,000 square feet |
| Support (1) (3) | 0.0 spaces/1,000 square feet |
| Administrative (1) | 5.3 spaces/1,000 square feet |
| | |
| Residential Care (2) | 1.0 spaces/1,000 square feet |
| Medical Offices (2) | 4.0 spaces/1,000 square feet |
| Inpatient (1) | 2.35 spaces/1,000 square feet |

- (1) Parking factor based on Traffic Study 2001-002 approved by Planning Commission Resolution No. 1542.
- (2) Parking factor based on DKS Associates Traffic Study, May 1987.
- (3) Support Services generates parking demand that is already accounted for in one of the other categories as determined in Traffic Study 2001-002 approved by Planning Commission Resolution No. 1542.

VIII. HOAG HOSPITAL LANDSCAPE REGULATIONS

A. General

1. Detailed landscape and irrigation plans, prepared by a registered Architect or under the direction of a Landscape Architect, shall be reviewed by the City prior to issuance of a Certificate of Use and Occupancy. The Landscape Plan may include a concept for the roofs and the parking structures. Trees shall not be used, however planter boxes, green roof treatments or trellis systems may be designed to provide added visual relief of parking structures. All rooftop or top of parking structure landscaping proposals shall conform to the building height limits established in this text.
2. Parking lot trees shall be no less than twenty-four (24) inch box~~fifteen (15)~~ gallon size.
3. Shrubs to be planted in containers shall not be less than ~~one (1)~~ five (5) gallon size. Ground covers will be planted from one (1) gallon containers or from rooted cuttings.
4. Every effort should be made to avoid using plants with invasive and shallow root systems.
5. Earth berms shall be rounded and natural in character, designed to obscure automobiles and to add interest to the site. Wheel stops shall be so placed as necessary to avoid that damage to trees, irrigation systems~~units and shrubs and other planting materials is avoided.~~
6. Trees in parking lots should be limited in variety. Selection should be repeated to give continuity. Regular spacing or the introduction of ~~is not required and~~ irregular groupings may also be considered to add interest and variety. Care should be exercised to allow plants to grow and maintain their ~~mature~~ ultimate size without restriction.
7. ~~Heavy~~ Emphasis shall be placed on the use of native, drought-tolerant, non-invasive plants on the Lower Campus. On the Upper Campus, naturalized vegetation selections, as well as those plants allowed on the Lower Campus, will be emphasized. ~~and naturalized vegetation and the use of~~ Automatically controlled ~~irrigation systems shall be designed to avoid surface runoff and over-watering.~~

B. Maintenance

1. All planting areas are to be kept free of weeds and debris and cultivated as necessary to maintain.
2. Lawn and ground covers areas are to be kept trimmed and/or mowed regularly.

5. Architectural drawings, renderings or sketches, drawn to scale, showing all elevations of the proposed buildings and structures as they will appear upon completion.
6. Any other plans, diagrams, drawings or additional information necessary to adequately consider the proposed development and to determine compliance with the purposes of this chapter.

E. Fee

The applicant shall pay a fee as established by Resolution of the City Council to the City with each application for Site Plan Review under this chapter.

R-F. Standards

In addition to the general purposes set forth in sub-section A, in order to carry out the purposes of this chapter as established by said section, the Site Plan Review procedures established by this Section shall be applied according to and in compliance with the following standards, when applicable:

1. The development is in compliance with all other provisions of the Planned Community Development Criteria and District Regulations (P-C Text);
2. Development shall be compatible with the character of the neighborhood and surrounding sites and shall not be detrimental to the orderly and harmonious development of the surroundings and of the City;
3. Development shall be sited and designed to maximize the aesthetic quality of the project as viewed from surrounding roadways and properties, with special consideration given to the mass and bulk of buildings and the streetscape on West Coast Highway;
4. Site plan and layout of buildings, parking areas, pedestrian and vehicular access ways, landscaping and other site features shall give proper consideration to functional aspects of site development.

S-G. Public Hearing - Required Notice

A public hearing shall be held on all Site Plan Review applications. Notice of such hearing shall be mailed not less than ten (10) days before the hearing date, postage prepaid, using addresses from the last equalized assessment roll or, alternatively, from such other records as contain more recent addresses, to owners of property within a radius of three hundred (300) feet of the exterior boundaries of the subject property. It shall be the responsibility of the applicant to obtain and provide to the City the names and addresses of owners as required by this Section. In addition to the mailed notice, such hearing shall be posted in not less than two (2) conspicuous places on or close to the property at least ten (10) days prior to the hearing.

T-H. Action by the Planning Commission

If all applicable standards established by this Section are met, the Planning Commission shall approve the development. Conditions may be applied when the proposed development does not comply with applicable standards and shall be such as to bring said development into conformity.

If the development is disapproved, the Commission shall specify the standard or standards that are not met.

A Site Plan Review decision of the Planning Commission shall be subject to review by the City Council either by appeal, or upon its own motion, or upon the request of the Commission. The action of the Commission on any Site Plan Review shall be final and effective twenty-one (21) days following the Commission action thereon unless, within the twenty-one (21) day appeal period an appeal in writing has been filed by the applicant, or any other person, the Commission has requested a review of its decision, or unless the City Council, not more than twenty-one (21) days after the Commission action, on its own motion, elects to review and act on the action of the Commission, unless the applicant consents to an extension of time. The City Council may affirm, reverse or modify the decision. Such action by the City Council shall be final.

U-I. Appeal to the City Council

Any Site Plan Review decision of the Commission may be appealed to the City Council by the applicant or any other person, at any time within twenty-one (21) days after the date of the Commission decision. An appeal to the City Council shall be taken by filing a letter of appeal in duplicate, with the Planning Department. Such letter shall set forth the grounds upon which the appeal is based and shall be accompanied by a fee as established by Resolution of the City Council.

V-J. Action by the City Council

An appeal shall be heard and acted on by the City Council within sixty (60) days of filing a letter of appeal, and the City Council may affirm, reverse or modify the decision of the Commission. The decision of the City Council is final.

W.K. Expiration and Revocation of Site Plan Review Approvals

1. Expiration. Any Site Plan Review granted in accordance with the terms of this Title shall expire within twenty-four (24) months from the date of approval if a building permit has not been issued prior to the expiration date and subsequently construction is diligently pursued until completion, unless at the time of approval the Planning Commission has specified a different period of time.
2. Violation of Terms. Any Site Plan Review granted in accordance with the terms of this Title may be revoked if any of the conditions or terms of such Site Plan Review are violated or if any law or ordinance is violated in connection therewith.
3. Hearing. The Planning Commission shall hold a hearing on any proposed revocation after giving written notice to the permittee at least ten (10) days prior to the hearing, and shall submit its recommendations to the City Council. The City Council shall act thereon within sixty (60) days after receipt of the recommendation of the Planning Commission.

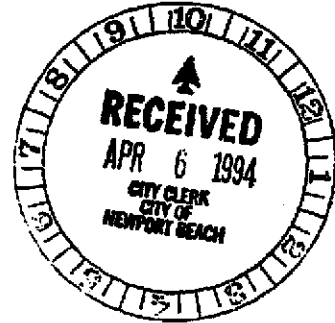
**EXEMPT RECORDING REQUEST PER
GOVERNMENT CODE 6103**

Recording Requested By and
When Recorded Return to:

City Clerk / *by P.M.*
City of Newport Beach
3300 Newport Boulevard
P.O. Box 1768
Newport Beach, CA 92659-1768

DOC # 94-0207276
23-MAR-1994 03:59 PM

Recorded in Official Records
of Orange County, California
Lee A. Branch, County Recorder
Page 1 of 61 Fees: \$ 0.00
Tax: \$ 0.00



61
R
1
OF -

**DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF NEWPORT BEACH
AND
HOAG MEMORIAL HOSPITAL PRESBYTERIAN**

Approved February 14, 1994
Ordinance No. 94-8

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is entered into between the City of Newport Beach (the "City"), and Hoag Memorial Hospital Presbyterian ("Hoag").

1. RECITALS. This Agreement relates to the following:

1.1 Purpose of Agreement. This Agreement is intended to:

- (a) Enable Hoag to adapt to the ever changing health care needs of those residents within its service area by authorizing design parameters of new or additional facilities in a manner that will allow Hoag to respond to rapid changes in medical and health care technology and delivery systems.
- (b) Establish strict, binding limits on the amount and height of permitted development as well as ensure compliance with numerous conditions on the density, location, and timing of construction to minimize, to the extent feasible, any environmental impacts of Hoag's proposed expansion.
- (c) Impose exactions such as dedication of property, construction of public improvements and/or the installation of landscaping visible to the public, which, when considered in conjunction with the public services provided by Hoag, benefit the general public.

1.2 Authorization. This Agreement is authorized by, and is consistent with, the provisions of 65864 et seq. of the Government Code of the State of California, and Chapter 15.45 of the Newport Beach Municipal Code.

1.3 Interest of Hoag. Hoag is the legal and/or equitable owner of approximately forty (40) acres of real property located in the City and more particularly described in Exhibit "A" and depicted in Exhibit "B" (the "Property").

1.4 Development of the Property. This Agreement authorizes development on the Property consistent with the Hoag Memorial Hospital Presbyterian Master Plan and Planned Community Development Plan ("Master Plan", a copy of which is attached to this Agreement as Exhibit "C" and incorporated by reference when appropriate), subject to the conditions and mitigation measures identified in Environmental Impact Report No. 142 and imposed by the City Council as conditions to approval of the Master Plan and this Agreement and, for all development within

the coastal zone subject to approval of a coastal development permit by the California Coastal Commission or its successor agency.

- 1.5 Planning Commission/City Council Hearings. The Planning Commission, after giving appropriate notice, held public hearings to consider a development agreement, the proposed Master Plan, and the EIR on December 5, 1991, January 9, 1992, January 23, 1992, February 6, 1992, and February 20, 1992. The City Council conducted public hearings on the Master Plan, this Agreement and the EIR on March 23, 1992, March 30, 1992, April 13, 1992 and May 11, 1992.
- 1.6 Consistency. This Agreement is consistent with the various elements of the Newport Beach General Plan, the Master Plan, and other applicable ordinances, plans, and policies of the City. This Agreement is also consistent with the purpose and intent of state and local laws authorizing development agreements in that it represents comprehensive planning, provides certainty in the approval of subsequent projects subject to compliance with conditions, reduces the economic costs of development by providing assurance to Hoag that it may generally proceed with projects in accordance with existing regulations, and provides assurance to adjoining property owners that limits on the height of structures and amount of development as specified in the Master Plan and this Agreement will remain in full force and effect for a period of twenty-five (25) years.
- 1.7 Police Power. The City Council has determined that this Agreement is in the best interests of the health, safety and general welfare of the City, its residents and the public, was entered into pursuant to, and represents a valid exercise of, the City's police power, and has been approved in accordance with the provisions of state and local law that establish procedures for the approval of development agreements.
- 1.8 City Ordinance. On February 14, 1994, the City Council adopted Ordinance No. 94-8 approving this Agreement and authorizing the City to enter into this Agreement. The Adopting Ordinance will become effective on March 16, 1994.

2. DEFINITIONS.

- 2.1 The "Adopting Ordinance" refers to City Ordinance No. 94-8, adopted on February 14, 1994, by the City Council, which approved and authorized the City to enter into this Agreement.
- 2.2 "Agreement" refers to this "Development Agreement Between the City of Newport Beach and Hoag Memorial Hospital Presbyterian".

- 2.3 "Annual Review" refers to the review of Hoag's good faith compliance with this Agreement and conditions on development as set forth in Section 5.
- 2.4 The "Approval Date" means the date on which the City Council voted to adopt the Adopting Ordinance.
- 2.5 All forms of use of the verb "assign" and the nouns "assignment" and "assignee" shall include all contexts of hypothecations, sales, conveyances, transfers, leases, and assignments.
- 2.55 "California Coastal Commission" refers to the California State Resources Agency established under the California Coastal Act of 1976.
- 2.6 "CEQA" and the "CEQA Guidelines" refers to the California Environmental Quality Act and the CEQA Guidelines promulgated by the Secretary of Resources of the State of California, including any amendments adopted subsequent to the Effective Date.
- 2.7 "City" refers to the City of Newport Beach, California.
- 2.8 "City Council" refers to the City Council of the City.
- 2.9 "Cure Period" refers to the period of time during which a Default may be cured pursuant to Section 9.
- 2.10 A "day" or "days" refers to a calendar day, unless expressly stated to be a business day.
- 2.11 A "Default" refers to any material default, breach, or violation of the provisions of this Agreement. A "City Default" refers to a Default by the City, while a "Hoag Default" refers to a default by Hoag.
- 2.12 The "Effective Date" refers to the effective date of the Adopting Ordinance and is the effective date of this Agreement. provided however, the Agreement has been approved by the California Coastal Commission, and the Executive Director of the Coastal Commission is in receipt of a copy of this Agreement signed by both parties.
- 2.13 The "EIR" refers to final Environmental Impact Report No. 142 of the City of Newport Beach and Supplemental Environmental Impact Report No. 142.
- 2.14 An "Estoppel Certificate" refers to the document certifying the status of this Agreement required by Section 5.6 in the form of Exhibit "D".

- 2.15 An "Exaction" refers to those specific dedications and improvements required of Hoag and set forth in Section 8.2 below.
- 2.16 An "Exhibit" refers to an exhibit to this Agreement. All Exhibits are incorporated as a substantive part of this Agreement. The Exhibits to this Agreement are:
- Exhibit A: Legal Description of the Property
- Exhibit B: Map of the Property
- Exhibit C: The Master Plan
- Exhibit D: Estoppel Certificate
- 2.17 "Existing General Regulations" means those General Regulations approved by the City on or before the Approval Date (irrespective of their effective date) and not rescinded or superseded by City action taken on or before the Approval Date.
- 2.18 "Future General Regulations" means those General Regulations (see Section 2.19 below) adopted by the City after the Approval Date.
- 2.19 "General Regulations" means those ordinances, rules, regulations, policies, and guidelines of the City, which are generally applicable to the use of land and/or construction within the City and include, the Fair Share Traffic Contribution Fee Ordinance, Uniform Building Codes and water and sewer connection and fee ordinances.
- 2.20 "General Plan" refers to the City's General Plan in effect on the Approval Date, plus all amendments to the General Plan adopted by the City on or before the Approval Date and effective prior to the Effective Date.
- 2.21 "Hoag" refers to Hoag Memorial Hospital Presbyterian, a non-profit corporation.
- 2.22 "Includes" and all contexts and forms of the words "includes" and "including" shall be interpreted to also state "but not limited to."
- 2.23 "Master Plan" refers to the Hoag Memorial Hospital Presbyterian Master Plan and Planned Community Development Plan which was adopted by the City on May 26, 1992 (Exhibit "C").
- 2.24 "Mortgagee" refers to the holder of a beneficial interest under any mortgage, deed of trust, sale-leaseback agreement, or other

transaction under which all or a portion of the Property, including those portions acquired by assignees, is used as security (a "Mortgage") or the owner of any interest in all or any portion of the Property under a Mortgage, including those portions acquired by assignees.

- 2.25 "Notice" refers to any written notice or demand between the Parties required or permitted by this Agreement.
- 2.26 The "Parties" refers to the City and Hoag and a "Party" shall refer to either of the Parties.
- 2.27 "Planning Commission" refers to the Planning Commission of the City.
- 2.28 The "Project" refers to the proposed development of the Property pursuant to the Master Plan and this Agreement.
- 2.29 "Project Specific Approvals" means all site-specific (meaning specifically applicable to the Property only and not generally applicable to some or all other properties within the City) plans, subdivision maps, permits, or other entitlement. Project Specific Approvals include subdivision maps, site plan review, conditional use permits, coastal development permits, variances, grading and building permits, as well as amendments or modifications to those plans, maps and permits. Project Specific Approvals does not include Existing or Future General Regulations.
- 2.30 The "Property" refers to the real property described on Exhibit "A" and depicted on Exhibit "B."

3. CONDITIONS TO DEVELOPMENT.

- 3.1 Introduction. The provisions of this Section express the intent of the parties regarding the extent to which this Agreement vests Hoag's right to proceed with the development described in the Master Plan. Hoag acknowledges that its right to proceed with development described in the Master Plan is subject to numerous conditions and mitigation measures including the following:
- (a) The specific limitations and restrictions contained in the Master Plan;
 - (b) Conditions and mitigation measures imposed by the City Council to mitigate significant effects identified in the EIR;

- (c) Conditions imposed by the City as a result of subsequent or supplemental environmental analysis pursuant to provisions of CEQA and the CEQA Guidelines;
- (d) Conditions imposed by the City Council in conjunction with the approval of Traffic Study No. 81 and Variance No. 1180;
- (e) Compliance with the terms and conditions specified in this Agreement.
- (f) Compliance with Existing General Regulations.

3.2

Compliance with Master Plan Conditions/Mitigation Measures. Hoag acknowledges that City Council approval of the Master Plan and this Agreement was subject to compliance with numerous conditions and mitigation measures designed to minimize or eliminate the significant adverse effects of the Project and ensure the health, safety, and welfare of nearby residents as well as Hoag patients and employees. Many of these conditions and mitigation measures impose specific development standards and requirements to be implemented in conjunction with further study and analysis of site or subsurface conditions before grading or construction. Specific mitigation measures that require compliance with, or satisfaction of, standards before grading or construction can occur include the following:

- (a) Slope excavation techniques which insure stability;
- (b) Grading and excavation techniques which minimize disturbance to adjacent residents and the general public;
- (c) Identification of potential faults on site and construction of buildings pursuant to recommendations of certified geologists and in a manner which insures that nearby residents, Hoag patients and Hoag employees are not exposed to a significant risk of injury;
- (d) Evaluation of soil corrosivity and removal of corrosive soils or use of corrosion resistant construction materials;
- (e) Mitigation of impacts caused by removal of wetlands through off-site restoration as required by resource agencies;
- (f) Preparation and approval of a project trip generation study prior to development of Phase I of the Master Plan (if Hoag proposes a land use other than specified in the approved Traffic Study);

- (g) Preparation and approval of a project trip generation study as a condition to construction of development in Phases II and III of the Master Plan;
- (h) Preparation and approval of a Traffic Phasing Ordinance analysis prior to construction of development in Phase II and Phase III of the Master Plan;
- (i) Preparation of a view impact analysis of each proposed building prior to issuance of permits;
- (j) Analysis and mitigation of emissions in accordance with the regulations of the South Coast Air Quality Management District;
- (k) Preparation and approval of a construction phasing and traffic control plan for each phase of development.

Hoag's right to develop the Property pursuant to the Master Plan is contingent upon compliance with, and satisfaction of, the conditions and mitigation measures imposed by the City Council as of the Approval Date, conditions imposed by the California Coastal Commission required for approval of coastal development permits, as well as conditions and mitigation measures resulting from subsequent environmental analysis as specified in Paragraph 3.3.

3.25 Future Coastal Act discretionary review may result in specific mitigation measures to ensure consistency with the Coastal Act that require compliance with, or satisfaction of, standards before grading or construction can occur.

3.3 Program EIR. Hoag acknowledges that the EIR is a "Program EIR." The EIR analyzes the impacts of construction phased over time and, pursuant to CEQA, City is under a continuing obligation to analyze Hoag's requests for Project Specific Approvals to ensure the environmental impacts associated with the request were fully addressed in the EIR. Subsequent environmental documentation is required if this analysis reveals environmental impacts not fully addressed in the program EIR, identifies new impacts, or concludes the specific request is not consistent with the project described in the EIR. Hoag acknowledges the right and obligation of the City and the Coastal Commission or its successor agency to impose additional conditions as the result of the subsequent environmental analysis required by CEQA.

3.4 Mitigation Monitoring Plan. City shall prepare a Mitigation Monitoring Plan ("Plan") within sixty (60) days after the Effective Date. Hoag shall not submit any application for Project Specific Approval until the Plan has been approved by the City Council and the Executive Director of the Coastal Commission or the appropriate entity of its successor agency.

The Plan shall comply with and satisfy the requirements of CEQA and the Guidelines and the Coastal Act. The Plan shall be available to the public upon request.

- 3.5 Compliance with General Regulations. Hoag is required to comply with the Existing General Regulations. As to those Existing General Regulations which require the payment of fees, costs, and expenses, Hoag shall pay the fee, cost, or expense required as of the date on which Hoag submits the application for Project Specific Approval. Hoag shall also comply with any Future General Regulations that do not impair Hoag's ability to develop the Property in accordance with the density, intensity, height and location of development specified in the Master Plan. Hoag shall also comply with all provisions of the Uniform Building Code, whether adopted before or after the Approval Date, which are in effect at the time applications for Project Specific Approvals are submitted. Hoag shall also comply with the Coastal Act and the City's certified Local Coastal Program.

4. RIGHT TO DEVELOPMENT.

- 4.1 Right to Develop. Subject to compliance with the provisions of Sections 3 and 8.2, Hoag shall have a vested right to develop and receive Project Specific Approvals for construction on the Property to the full extent permitted by the Master Plan. Subject to the provisions of Sections 3 and 8, City shall only take action which complies with and is consistent with the Master Plan and this Agreement unless Hoag otherwise consents in writing. Subject to this Subsection, City shall have the authority to impose only those Exactions which are specifically described in this Agreement, except as expressly required (as opposed to permitted) by state or federal law.
- 4.2 Reservations or Dedications of Land. Except as expressly provided in this Agreement, no dedications or reservations of the Property shall be required of Hoag in conjunction with the application or issuance of any Project Specific Approvals.
- 4.3 Conflicting Measures. Except as expressly provided in this Agreement, no initiative measure, moratorium, referendum (except as provided in Government Code Section 65857.5), ordinance, statute or other provision of law which in any way limits or restricts development of the Property to the full extent permitted by the Master Plan and this Agreement (including density, intensity, timing, phasing, and sequencing) shall be applied to the Property during the term of this Agreement.

4.4 Time for Construction and Completion of Project. Subject to the provisions of this Agreement and the Master Plan, Hoag shall have the right to decide the timing, phasing, and sequencing of construction on the Property and shall be entitled to apply for, and receive approval of, in a timely manner, permits or approvals at any time.

5. ANNUAL REVIEW.

5.1 City and Hoag Responsibilities. At least every twelve (12) months during the Term, the City shall review Hoag's good faith substantial compliance with this Agreement (the "Annual Review"). After the Annual Review, the City's finding of good faith compliance by Hoag shall be conclusive for the purposes of future Annual Reviews or legal action between the Parties. Either Party may address any requirements of the Agreement during the Annual Review. However, fifteen (15) days' written Notice of any requirement to be addressed shall be made by the requesting Party. If, at the time of the review, an issue not previously identified in writing is required to be addressed, the review shall be continued at the request of either Party to afford sufficient time for analysis and preparation of a response.

5.2 Public Hearing. The Annual Review shall be conducted at a public hearing noticed in accordance with the provisions of Chapter 15.45 of the Newport Beach Municipal Code.

5.3 Information to be Provided to Hoag. The City shall mail to Hoag a copy of the staff report and related exhibits concerning Agreement performance a minimum of ten (10) days before the Annual Review.

5.4 Mitigation Review. The annual review shall include a detailed report of compliance with the various conditions and mitigation measures contained within the mitigation monitoring plan. The report shall include an analysis of the view impacts of buildings constructed in comparison to the anticipated views as depicted in the EIR. For the five year monitoring period imposed by the Department of Fish and Game Streambed Alteration Agreement entered into between the Department of Fish and Game and Hoag, the annual review shall also assess the success of any off-site wetlands mitigation. Five years after the completion of the Department of Fish and Game monitoring period, Hoag shall submit a final report assessing the success of the off-site wetlands mitigation in its annual review. If the survival and cover requirements set forth in the Streambed Alteration Agreement have not been met, Hoag shall be responsible for replacement planting to achieve these requirements. Hoag shall be found in compliance with this Agreement unless the City Council determines, based upon the

evidence presented at the Annual Review, that Hoag has not complied with all mitigation measures and conditions including those imposed as a result of subsequent environmental analysis, applicable to the grading of, or building on, the Property as of the date of the Annual Review.

5.5 Review Letter. If Hoag is found to be in compliance with the Agreement after the Annual Review, the City shall issue, within ten (10) days of Hoag's written request, a letter to Hoag stating that the Agreement remains in effect and Hoag is not in Default.

5.6 Estoppel Certificate. Either Party may at any time deliver written Notice to the other Party requesting an estoppel certificate (the "Estoppel Certificate") stating:

- (a) The Agreement is in full force and effect and is a binding obligation of the Parties.
- (b) The Agreement has not been amended or modified either orally or in writing or, if so amended, identifying the amendments.
- (c) No Default in the performance of the requesting Party's obligations under the Agreement exists or, if a Default does exist, the nature and amount of any Default.

A Party receiving a request for an Estoppel Certificate shall provide a signed certificate to the requesting Party within thirty (30) days after receipt of the request. The Planning Director may sign Estoppel Certificates on behalf of the city. An Estoppel Certificate may be relied on by assignees and Mortgagees. The Estoppel Certificate shall be substantially in the same form as Exhibit "D."

5.7 Failure to Conduct Annual Review. The City's failure to conduct an Annual Review shall not constitute or be asserted by the City as Hoag's Default.

6. GENERAL PROVISIONS.

6.1 Effective Date. This Agreement and the obligations of the Parties shall be effective as of the Effective Date. However, this Agreement shall bind the Parties as of the Approval Date, subject only to the Adopting Ordinance becoming effective pursuant to California law.

6.2 Applicability to Coastal Zone. This Agreement shall not be applicable to those portions of the Property located within the Coastal Zone as defined by the California Coastal Act (Division

20, California Public Resources Code, beginning with Section 30000) until either (1) the required local coastal program for the Property has been certified by the California Coastal Commission or (2) the California Coastal Commission has approved this Agreement. This Subsection is intended solely to comply with the provisions of California Government Code Section 65869 and shall be of no force or effect if Section 65869 is repealed.

6.3 Term of Agreement. The term of this Agreement (the "Term") shall begin on the Effective Date and continue for twenty-five (25) years unless otherwise terminated or modified pursuant to this Agreement. Any modifications to this Agreement prior to effective certification of the City's Local Coastal Program (LCP), are subject to the review and approval of the Coastal Commission or its successor agency.

6.4 Assignment. Hoag has the absolute right to assign (see Section 2.5) its rights and/or delegate its obligations under this Agreement as part of an assignment of all or a portion of the Property. Any assignment shall be subject to the provisions of this Agreement. As long as Hoag owns any part of the Property, Hoag may assign the benefits of this Agreement without delegating the obligations for the portion of the Property assigned. If that occurs, however, the benefits assigned shall remain subject to the performance by Hoag of the corresponding obligations.

Where an assignment includes the delegation of both the benefits and the corresponding obligations, those obligations become solely the obligations of the assignee. If an assignee is in Default, then as to Hoag or any assignees not in Default, the Default shall not constitute their Default, give grounds for termination of their rights under this Agreement or be a basis for an enforcement action against them.

6.5 Amendment of Agreement.

(a) Subject to the provisions of Subsection (b), and subject to approval of the Coastal Commission or its successor agency prior to effective certification of the City's Local Coastal Program (LCP), this Agreement may be amended from time to time by the mutual consent of the Parties, or their successors in interest, but only in the manner provided by the Government Code and this Agreement. After any amendment, the term "Agreement" shall refer to the amended Agreement.

(b) The City Council shall not approve, and Hoag shall not request, any amendment to the provisions of the Master Plan or this Agreement that would increase the maximum

permitted gross floor area or the maximum permitted building height (within any lettered building envelope) above that established by the Master Plan as of the Effective Date of this Agreement. This Subsection shall prevail over any conflicting ordinance, resolution, policy or plan adopted by the City Council.

6.6 Enforcement. This Agreement is enforceable by each of the Parties and their respective successors and assigns.

6.7 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the twenty-five (25) year term;

(b) Entry, after all appeals have been exhausted, of a final judgment or issuance of a final order directing the City to set aside, withdraw, or abrogate the City's approval of this Agreement or any material part of the Project; or,

(c) The effective date of a Party's election to terminate the Agreement as provided in Section 9.3 of this Agreement.

6.8 Hoag shall defend, indemnify and hold harmless the City and its officers and employees with respect to any claim, loss or damage in any way related to the grading, excavation or stabilization of the slopes adjacent to the view parks by Hoag or its employees, agents contractors or representatives. This Section is not intended to impose liability on Hoag for the acts of persons other than Hoag or its agents, representatives or contractors.

6.9 Hoag shall enter into an agreement with City to accept ownership of, and responsibility for maintenance of, the existing methane gas venting flare and any device for collecting gas that is subsequently installed on the Property pursuant to conditions or mitigation measures imposed in conjunction with the Master Plan approval or subsequent environmental analysis.

7. CONFLICTS OF LAW.

7.1 Conflict with State and Federal Laws and Regulations. Where state or federal laws or regulations prevent compliance with one or more provisions of this Agreement, those provisions shall be modified, through revision or suspension, to the

extent necessary to comply with such state or federal laws or regulations and the modified Agreement shall remain in effect, subject to the following:

- (a) the City shall not request modification of this Agreement pursuant to this provision unless and until the City Council makes a finding that such modification is required (as opposed to permitted) by state and federal laws or regulations;
- (b) the modifications must be limited to those required (as opposed to permitted) by the state or federal laws;
- (c) the modified Agreement must be consistent with the state or federal laws or regulations which required modification or suspension;
- (d) the intended material benefits of this Agreement must still be received by each of the Parties after modification;
- (e) neither the modification nor any applicable local, state, or federal laws or regulations, may render the modified Agreement impractical to enforce; and
- (f) Hoag consents in writing to the modification.
- (g) Any modifications, prior to effective certification of the City's Local Coastal Program (LCP) are subject to approval of the Coastal Commission or its successor agency.

Hoag shall have the right to seek judicial review of any proposed modification to ensure compliance with this Section.

7.2 Effect of Termination. If this Agreement is terminated as a result of changes in state or federal law, Hoag remains obligated to comply with the provisions of Section 8.2(a) and (b), unless Hoag has completed construction of less than twenty-five percent (25%) of the maximum permitted development.

8. PUBLIC BENEFITS/EXACTIONS.

8.1 Public Benefits. City and Hoag agree that this Agreement confers a substantial public benefit by enabling Hoag to construct facilities most appropriate to changes in medical technology and thereby better satisfy the health care needs of residents within its service area. In addition, the Master

Plan and this Agreement confer benefits on the public and nearby residents by imposing long term restrictions on the height, amount and location of development as well as the public improvements described in Section 8.2.

8.2 Exactions. Hoag shall, as a condition to the right to develop, do the following:

- (a) Prior to commencement of development, irrevocably offer to dedicate and grade the proposed linear and consolidated view park identified in Figure 3.2.1 of Volume 1 of the EIR. The City shall accept the offer of dedication within sixty (60) days after the initial grading permit has been finalled by the City. The first stage of development shall include grading of the public linear and consolidated viewpark identified in Figure 3.2.1. of Volume I of the EIR. Hoag shall grade and excavate the slope adjacent to the proposed .28 (28/100) acre consolidated public view park and .52 (52/100) acre public linear view park in a way that ensures stability of the park and adjacent slopes. The grade (between the bicycle path and edge of slope) of the view parks shall be the minimum necessary to insure adequate drainage. The improvement for the linear and consolidated public parks shall be completed within three (3) years after the offer of dedication has been accepted by the City. The City shall ensure that adequate erosion control measures are implemented prior to construction.
- (b) Subsequent to the approval of this Agreement by the Coastal Commission and the expiration of any statute of limitation for filing a legal challenge to this Agreement, the Master Plan, or the EIR, Hoag shall deposit Two Hundred and Fifty Thousand Dollars (\$250,000.00) in an account, and at a financial institution, acceptable to City. The account shall be in the name of the City provided, however, Hoag shall have the right to access the funds in the event, but only to the extent that, Hoag constructs or installs the improvements described in (i) or (ii). Funds in the account shall be applied to the following projects (in order of priority upon notice to proceed served by City on Hoag):
 - (i) The construction of a sidewalk and installation of landscaping in the CalTrans right-of-way along the west side of Newport Boulevard southerly of Hospital Road;

- (ii) The construction of facilities necessary to bring reclaimed water to West Newport and/or the Property;

Any funds remaining in the account after completion of the projects described in (i) and (ii) shall be used by the City to fund, in whole or in part, a public improvement in the vicinity of the property.

- (c) City and Hoag shall conduct a study of possible future improvements in and around the easterly end of Semenik Slough that would, among other things, improve the appearance of the area and, potentially, serve as a component to improve public access from residential areas in West Newport to park land and public recreation facilities proposed in conjunction with development of the West Newport Oil Company property. The study shall analyze, among other things, the type of improvements that would improve the area without adversely impacting wetlands, the possible location of pedestrian trails and the potential for those trails to improve access to proposed recreational facilities, phasing of the improvements, potential public benefits, and the cost of the improvements. As a part of the study, Hoag and City shall meet and confer with resource agencies relative to the type and extent of improvements that may be permitted in or adjacent to wetlands. Hoag shall fund the study and participate in the cost of constructing any improvements in the area that the City Council determines are feasible and in the public interest, provided, however, the financial contribution of Hoag, including the costs of the study and improvements, shall not exceed Two Hundred Thousand Dollars (\$200,000.00).

- (d) Hoag's obligations pursuant to Subsection (c) are contingent on Coastal Commission approval of the Master Plan and attached as Exhibit C to this Agreement with no significant reduction in entitlement from that authorized in the Master Plan. Hoag's obligations pursuant to Subsection (b) shall be reduced through good faith negotiations in the event the Coastal Commission reduces entitlement by ten percent (10%) or more from that authorized in the Master Plan.

9. DEFAULT, REMEDIES AND TERMINATION.

- 9.1 General Provisions. In the event of a Default (see Section 2.11), the Party alleging a Default shall give the other Party

a written Notice of Default. The Notice of Default shall specify the nature of the alleged Default, and a reasonable manner and sufficient period of time (not less than thirty (30) days) in which the Default must be cured (the "Cure Period"). During the Cure Period, the Party charged shall not be considered in Default for the purposes of termination of the Agreement or institution of legal proceedings. If the alleged Default is cured within the Cure Period, then a Default shall be deemed not to exist.

- 9.2 Option to Institute Legal Proceedings or to Terminate. If an alleged Default is not cured within the Cure Period, the noticing Party must give the defaulting Party a Notice of intent to terminate the Agreement. Within thirty (30) days after giving of the Notice, the City Council shall hold a public hearing in the manner set forth in Government Code Sections 65865, 65867, and 65868, as amended, to consider and review the matter.
- 9.3 Notice of Termination. After considering the evidence presented to the City Council, the Party alleging the Default, at its option, may give written Notice of termination of the Agreement to the other Party and the Agreement shall be terminated immediately upon giving the Notice. A termination shall be valid only if good cause exists and clear and convincing evidence was presented to the City Council to establish the existence of a Default. The findings of the City Council as to the existence of a Default shall have no weight in any legal proceeding brought to determine the existence of a Default. The validity of any termination may be challenged pursuant to Section 11.16, in which case the court must render an independent judgment, on the basis of clear and convincing evidence, as to the existence of good cause for termination. Termination may result only from a material Default of a material provision of this Agreement.
- 9.4 Waiver. Failure or delay in giving Notice of Default shall not waive a Party's right to give future Notice of the same or any other Default.
- 9.5 Default by Hoag. If the City alleges a Hoag Default, the City shall conduct a hearing utilizing the Annual Review procedures required by this Agreement before the City may commence legal proceedings to terminate this Agreement.
- 9.6 Default by the City. If Hoag alleges a City Default, Hoag, without limiting any of its other remedies, shall not be

obligated to proceed with or complete the Project or any phase of the Project, nor to perform any further obligations under the Agreement. Upon a City Default, any resulting delays in Hoag's performance shall neither be Hoag's Default nor constitute grounds for termination or cancellation of the Agreement by the City.

10.0 ENCUMBRANCES AND RELEASES ON PROPERTY.

10.1 Discretion to Encumber. Hoag may encumber all or any portion of the Property in any manner. The City acknowledges that lenders providing financing may require technical modifications to the Agreement which do not materially alter the intent of the Parties. The City agrees to meet, upon request, with Hoag and/or lenders to negotiate in good faith any lender request for modification. The City agrees to not withhold unreasonably its consent to such modification. Any such modification, prior to effective certification of the City's Local Coastal Program (LCP), is subject to the review and approval of the Executive Director of the Coastal Commission or its successor agency.

10.2 Entitlement to Written Notice of Default. Any Mortgagee and its successors and assigns, upon written request to the City, shall be entitled to receive from the City written Notice of any Hoag Default at the same time Hoag is provided with Notice pursuant to Section 9.1.

11.0 MISCELLANEOUS PROVISIONS.

11.1 Notices. All Notices (see Section 2.26) shall be written and delivered by personal delivery (including Federal Express and other commercial express delivery services providing acknowledgments or receipt), registered, certified, or express mail, or telegram to the addresses set forth below. Receipt shall be deemed complete as follows:

- (a) For personal delivery, upon actual receipt;
- (b) For registered, certified, or express mail, upon the delivery date or attempted delivery date as shown on the return receipt; and
- (c) For telegram, upon the transmission of the telegram.

Notices shall be addressed as follows:

To the City: City Clerk
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92660
Attention: City Attorney
Attention: City Manager

To Hoag: Hoag Memorial Hospital Presbyterian
301 Newport Boulevard
Newport Beach, CA 92663
Attention: President

With a copy to:

Tim Paone
Paone, Callahan, McHolm & Winton
19100 Von Karman, 8th Floor
P.O. Box 19613
Irvine, CA 92713-9613

The addresses to which Notices shall be sent may be changed by giving Notice of a new address.

11.2 Enforced Delay; Extension of Time of Performance. Neither Party shall be deemed to be in Default where delays or non-performance are due to war, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, oil spills, casualties, acts of nature, unavailability of materials, governmental restrictions imposed or mandated by governmental entities, suspension of rights in accordance with the existence of unforeseen circumstances, litigation, or similar bases for excused performance. If written Notice of such delay is given to the other Party within thirty (30) days after such delay begins an extension of time for performance shall be granted in writing for the period of the delay, or longer as may be mutually agreed upon. In no event shall the term of this Agreement be extended as a result of the application of this Subsection.

11.3 Severability. If any material part of the Agreement is found by a court to be invalid, void, or illegal, the Parties shall modify the Agreement to implement the original intent of the Parties. These steps may include the waiver by either of the Parties of their right under the unenforceable provision. If, however, the Agreement objectively cannot be modified to implement the original intent of the Parties and the Party substantially benefitted by the material provision does not waive its rights under the unenforceable provision, the entire

Agreement shall become void. For purposes of this Section, and without excluding the possible materiality of other provisions of this Agreement, all provisions of Sections 3, 4 and 8 are deemed "material."

- 11.4 Entire Agreement. This Agreement constitutes the entire understanding and Agreement of the Parties regarding the subject matter of this Agreement. This Agreement supersedes all negotiations and previous agreements between the Parties regarding that subject matter.
- 11.5 Waivers. All waivers of the provisions of this Agreement must be in writing and signed by the Party making the waiver and, prior to effective certification of the City's Local Coastal Program (LCP), are subject to approval of the Coastal Commission or its successor agency.
- 11.6 Incorporation of Recitals. The Recitals set forth in Section 1 are part of this Agreement.
- 11.7 Covenant of Good Faith and Fair Dealing. Neither Party shall do anything which shall have the effect of harming or injuring the right of the other Party to receive the benefits of this Agreement.
- 11.8 Further Actions and Instruments. Upon the request of either Party, the other Party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.
- 11.9 Successors and Assigns. Subject to Section 6.3 above, the burdens of this Agreement shall be binding upon, and the benefits of the Agreement inure to, all successors-in-interest and assigns of the Parties.
- 11.10 Construction of Agreement. All language in all parts of this Agreement shall be construed as a whole and given its fair meaning. The captions of the paragraphs and subparagraphs are for convenience only and shall not be considered or referred to in resolving questions of construction. This Agreement shall be governed by the laws of the State of California. This Agreement is not intended to impermissibly contract away the

legislative and governmental functions of the City, and in particular, the City's police powers or to surrender or abrogate the city's governmental powers over the Property.

- 11.11 Authority to Execute. The person executing this Agreement on behalf of Hoag warrants and represents that he/she has the authority to do so and the authority to bind Hoag to the performance of Hoag's obligations under this Agreement.
- 11.12 Consent. Any consent required by the Parties in carrying out the terms of this Agreement shall not unreasonably be withheld.
- 11.13 Effect on Title. This Agreement shall not continue as an encumbrance against any portion of the Property as to which this Agreement has terminated.
- 11.14 Recording. The City Clerk shall cause a copy of this Agreement to be executed by the City and recorded in the Official Records of Orange County no later than ten (10) days after the Effective Date. The recordation of this Agreement is deemed a ministerial act and the failure of the City to record the Agreement as required by this Section and Government Code Section 65868.5 does not make the Agreement void or ineffective.
- 11.15 Institution of Legal Action. In addition to any other rights or remedies, either Party may institute legal action to cure, correct, or remedy any Default, to enforce any provision of this Agreement, to enjoin any threatened or attempted violation of this Agreement, to recover damages for any Default, or to obtain any remedies consistent with the purpose of this Agreement. Legal actions shall be instituted in the Superior Court of the County of Orange, State of California, or in the Federal District Court in the Central District of California.
- 11.16 Attorneys' Fees. In any arbitration, quasi-judicial, administrative, or judicial proceeding between the Parties initiated with respect to this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all costs, expenses, and disbursements in connection with such action.

Date: 2-23-94, 1994

CITY OF NEWPORT BEACH

By: *Clarence Turner*
Clarence Turner, Mayor

Date: March 9, 1994

HOAG MEMORIAL HOSPITAL PRESBYTERIAN

By: *Albert J. Auer*
Albert J. Auer
Chairman of the Board

wb\hoagda4.fnl
1/21/94

LEGAL DESCRIPTION

The subject property is the following real property in the City of Newport Beach, County of Orange, State of California:

Parcel 1:

That portion of Lots 169 and 170 in Block 2 and a portion of Lot 172 in Block 1 of Irvine Subdivision, as shown on a map recorded in Book 1, Page 88 of Miscellaneous Maps, Records of Orange County, California.

Parcel 2:

That portion of Lot 172 in Block 1 of Irvine Subdivision, as shown on a map recorded in Book 1, Page 88 of Miscellaneous Maps, Records of Orange County, California.

DRAFT

**RECORDING REQUEST BY, AND
WHEN RECORDED MAIL TO:**

City Clerk
City of Newport Beach
3300 Newport Boulevard
P.O. Box 1768
Newport Beach, CA 92659-1768

EXEMPT FROM FILING FEES. CAL. GOV'T CODE § 6103

(Space above this line for Recorder's use)

AMENDMENT TO DEVELOPMENT AGREEMENT NO. 5

BETWEEN

HOAG MEMORIAL HOSPITAL PRESBYTERIAN

AND

THE CITY OF NEWPORT BEACH

*(Pursuant to California Government Code Sections 65864-65869.5
and Newport Beach Municipal Code Chapter 15.45)*

Approved _____
Ordinance No. _____

AMENDMENT TO DEVELOPMENT AGREEMENT NO. 5

(Hoag Memorial Hospital Presbyterian)

THIS AMENDMENT TO DEVELOPMENT AGREEMENT NO. 5 ("Amendment") is entered into to be effective on the date it is recorded with the Orange County Recorder (the "Effective Date") by and between the City of Newport Beach (hereinafter "City") and Hoag Memorial Hospital Presbyterian (hereinafter "Hoag").

RECITALS

1. The "RECITALS" to the Restated Development Agreement are amended to add new Sections 1.9 through Section 1.19(e) to read as follows:

1.9 Hoag Property. Hoag is the fee owner of approximately 38 acres of real property located in the City divided between the Upper Campus and the Lower Campus and more particularly described in Exhibit "A" and depicted on Exhibit "B" (the "Property"); and

1.10 Hoag Healthcare Services. Hoag is a modern, state-of-the-art acute care, not-for-profit hospital providing a comprehensive mix of healthcare services to treat virtually any routine or complex medical condition. Hoag features centers of excellence that include Hoag Cancer Center, Hoag Heart and Vascular Institute, Hoag Neuroscience Institute, Hoag Orthopedic Services and Hoag Women's Health Services, as well as advanced medical programs in many other specialties; and

1.11 Hoag Community Benefit Programs. In addition to providing state-of-the-art hospital, diagnostic imaging and emergency room care medical services, Hoag is involved in many other community benefit programs such as police and SWAT team, fire department and paramedic support services, designating the City as the point of sale for major hospital equipment purchases, providing financial and transportation support for the City's senior Oasis Center, and providing methane gas flare burnoff to mitigate methane gas fumes along Pacific Coast Highway. Hoag's community medicine program allocates approximately \$10 million annually at improving the community's overall health, primarily through disease prevention and wellness and health promotion, especially for those vulnerable and disadvantaged populations; and

1.12 EIR No. 142 and P.C. Text. On May 26, 1992, the City Council of City ("City Council") certified the Hoag Hospital

Master Plan Final EIR No. 142 and adopted the Hoag Memorial Hospital Presbyterian Master Plan ("Hoag Master Plan") and the Planned Community Development Criteria and District Regulations ("P.C. Text") setting forth the development standards and terms and conditions by which the Property may be developed, including maximum permissible building area, building height limits and permitted land uses; and

1.13 Square Footage of Buildable Area. Under the existing Hoag Master Plan and P.C. Text, the Property allows a total of 1,343,238 square feet of building area with 577,889 square feet allocated to the Lower Campus and 765,349 square feet allocated to the Upper Campus; and

1.14 Development Agreement No. 5. On May 26, 1992, the City Council adopted Ordinance No. 92-4 approving Development Agreement No. 5 between the City and Hoag incorporating the Hoag Master Plan and P.C. Text and granting vested rights to Hoag to develop the Property pursuant to the Hoag Master Plan and P.C. Text for the term of the Development Agreement. The Development Agreement was recorded in the Official Records of Orange County, California on August 4, 1993 as Instrument No. 63-0522236; and

1.15 Restated Development Agreement. On February 14, 1994, the City Council of City adopted Ordinance No. 94-8 approving an Amendment and Restatement of Development Agreement No. 5 ("Restated Development Agreement") incorporating certain provisions clarifying the role, review and approval authority of the California Coastal Commission for development of the Property to ensure consistency and compliance with the California Coastal Act. The Restated Development Agreement was recorded in the Official Records of Orange County, California on March 23, 1994 as Instrument No. 94-0207276; and

1.16 First Amendment to P.C. Text. On August 13, 2002, the City Council adopted Ordinance No. 2002-17 approving the First Amendment to the P.C. Text to provide that certain non-occupied building areas are not counted towards the maximum permissible building floor areas for development of the Property;

1.17 Noise Limitation. The existing PC Text provides that noise generated from Hoag Hospital not exceed 55 dBA at the Property lines. This noise limitation was established prior to the adoption of the City's Noise Element and Noise Ordinance. It

is proposed that noise generated and originating from the Property be governed by the City Noise Ordinance with certain exceptions;

1.18 Noise Attenuation. Hoag has taken significant actions to attenuate noise generated from mechanical equipment and has installed landscape screening to mitigate and buffer noise and aesthetic impacts for adjacent residential properties; and

1.19 Restated Development Agreement Amendments. The City and Hoag propose to further amend the Restated Development Agreement by this Amendment to incorporate references to: a Supplemental EIR; an amendment to the City General Plan; extension of the term; an increase in the Public Benefits; designation of the City as the point of sale for major hospital equipment purchases; a one-time waiver of future administrative fee for issuance of healthcare revenue bonds; and further amendments to the Hoag Hospital Planned Community Text to, among other things:

(a) eliminate the reference to 1.0 Floor Area Ratio ("FAR") for the Upper Campus and the .65 FAR for the Lower Campus in the General Plan Land Use Element. In place of the reference to the FAR's, an absolute maximum allowable building area of 1,343,238 square feet will remain available for development of the entire Property comprised of the Upper Campus and the Lower Campus;

(b) maintain a cap under the General Plan Land Use Element Amendment for development of the Lower Campus at 577,889 square feet (if no square footage is reallocated) and establish a cap on development of the Upper Campus at 990,349 square feet (if all 225,000 square feet are reallocated from the Lower Campus to the Upper Campus);

(c) allow the transfer of up to 225,000 square feet of buildable area from the Lower Campus to the Upper Campus, which, if all 225,000 square feet are reallocated, would result in a maximum allowed density of 990,349 square feet for the Upper Campus and a reduction to permit 352,889 square feet of allowable development for the Lower Campus;

(d) to modify the noise standards applicable to the Property; and

(e) incorporate the First Amendment to the P.C. Text.”

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Section 1.5 of the Restated Development Agreement entitled *Planning Commission/City Council Hearings* is amended to read as follows:

“1.5 Planning Commission/City Council Hearings. The Planning Commission, after giving appropriate notice, held public hearings to consider a development agreement, the proposed Master Plan, and the EIR on December 5, 1991, January 9, 1992, January 23, 1992, February 6, 1992 and February 20, 1992. The City Council conducted public hearings on the Master Plan, this Agreement and the EIR on March 23, 1992, March 30, 1992, April 13, 1992 and May 11, 1992. The Planning Commission, after giving appropriate notice, held a public hearing to consider this Amendment, the Supplemental EIR, the General Plan Amendment, and the Second Amendment to the P.C. Text on _____, 2007. The City Council conducted a public hearing on this Amendment, the Supplemental EIR, the General Plan Amendment and the Second Amendment to the P.C. Text on _____, 2007.”

2. Section 1.8 of the Restated Development Agreement entitled *City Ordinance* is amended to read as follows:

“1.8 City Ordinance. On February 14, 1994, the City Council adopted Ordinance No. 94-8 approving this Agreement and authorizing the City to enter into this Agreement. The Adopting Ordinance will become effective on March 16, 1994. On _____, 2007, the City Council adopted Ordinance No. _____ approving this Amendment and authorizing the City to enter into this Amendment. The adopting ordinance will become effective on _____, 2007.”

3. Section 2.1 of the Restated Development Agreement entitled *The Adopting Ordinance* is amended to read as follows:

“2.1 The “Adopting Ordinance” refers to City Ordinance No. 94-8, adopted on February 14, 1994, by the City Council, which

approved and authorized the City to enter into this Agreement.²²
“Adopting Ordinance” further refers to Ordinance No. _____
adopted on _____, 2007 by the City Council, which
approved and authorized the City to enter into this Amendment.”

4. Section 2.2 of the Restated Development Agreement entitled *Agreement* is amended to read as follows:

“2.2 “Agreement” refers to this “Development Agreement Between the City of Newport Beach and Hoag Memorial Hospital Presbyterian,” and this Amendment.””

5. Section 2.13 of the Restated Development Agreement entitled *The EIR* is amended to read as follows:

“2.13 The “EIR” refers to final Environmental Impact Report No. 142 of the City of Newport Beach, Supplemental Environmental Impact Report No. 142, and ~~the Supplemental Environmental Impact Report No. 142.~~”

6. Section 2.23 of the Restated Development Agreement entitled *Master Plan* is amended to read as follows:

“2.23 “Master Plan” refers to the Hoag Memorial Hospital Presbyterian Master Plan and Planned Community Development Plan which was adopted by the City on May 26, 1992 (Exhibit “C”), as amended.””

7. Section 3 of the Restated Development Agreement entitled *Conditions to Development* is amended to add a new paragraph after Subsection (f) to read as follows:

“Notwithstanding the provisions of this Section, any provisions set forth in this Amendment shall supersede and control over any inconsistencies with this Section.”

8. Section 3.2 of the Restated Development Agreement entitled *Compliance With Master Plan Conditions/Mitigation Measures* is amended to add a new Subsection (f) to read as follows:

“(f) The noise generated from the Property shall be governed by the City Noise Ordinance, except the applicable noise standard at the Hoag Property line adjacent to the loading dock shall be as follows:

| | 7 AM - 10 PM Daytime | 10 PM - 7 AM Nighttime |
|--------------|-------------------------|---------------------------|
| Leq (15 min) | 70 dBA | 58 dBA |

Within the loading dock area, delivery vehicles and the loading and unloading of delivery vehicles shall be exempt from any applicable noise standards.

9. ~~7.~~ Section 3.3 of the Restated Development Agreement entitled *Program EIR* is amended to read as follows:

“3.3 Program EIR. Hoag acknowledges that the EIR is a “Program EIR” and includes Supplemental Environmental Impact Report No. _____. The EIR analyzes the impacts of construction phased over time and, pursuant to CEQA, City is under a continuing obligation to analyze Hoag’s requests for Project Specific Approvals to ensure the environmental impacts associated with the request were fully addressed in the EIR. Subsequent environmental documentation is required if this analysis reveals environmental impacts not fully addressed in the program EIR, identifies new impacts, or concludes the specific request is not consistent with the project described in the EIR. Hoag acknowledges the right and obligation of the City and the Coastal Commission or its successor agency to impose additional conditions as the result of the subsequent environmental analysis required by CEQA.”

10. ~~8.~~ Section 4.1 of the Restated Development Agreement entitled *Right to Develop* is amended to read as follows:

“4.1 Right to Develop. Subject to compliance with the provisions of Sections 3 and 8.2, Hoag shall have a vested right to develop and receive Project Specific Approvals for construction on the Property to the full extent permitted by the Master Plan, as amended. Subject to the provisions of Sections 3 and 8, City shall only take action which complies with and is consistent with the Master Plan, as amended, the Restated Development Agreement and this Amendment unless Hoag otherwise consents in writing. Subject to this Subsection, City shall have the authority to impose only those Exactions which are specifically described in this Agreement, except as expressly required (as opposed to permitted) by state or federal law.”

11. ~~9.~~ Section 6.3 of the Restated Development Agreement entitled *Term of Agreement* is amended to read as follows:

“6.3 Term of Agreement. The term of this Agreement (the “Term”) shall ~~begin on the Effective Date and continue for twenty-five (25) years~~ be amended to provide that the term of the Agreement shall be extended from March 23, 2019 to March 23, 2029 unless otherwise terminated or modified pursuant to ~~this~~ the

terms of the Restated Development Agreement. Any modifications to this Agreement prior to effective certification of the City's Local Coastal Program (LCP) are subject to the review and approval of the Coastal Commission or its successor agency."

12. Section 8.2 of the Restated Development Agreement entitled Exactions is hereby amended to add new Subsections (e) and (f) to read as follows:

"(e) City and Hoag acknowledge and agree that the Restated Development Agreement and this Amendment confer private benefits on Hoag that should be balanced by commensurate public benefits in favor of the City. Accordingly, the City and Hoag intend to provide consideration to balance the private and public benefits by the imposition of a Development Agreement Fee, which fee shall be used to fund certain needed public improvements identified by the City. Hoag shall pay to the City a Development Agreement Fee of Three Million Dollars (\$3,000,000). Payment of one-half of the Development Agreement Fee of \$1.5 million shall be made upon the Effective Date of this Amendment. Payment of the remaining one-half of the Development Agreement Fee of \$1.5 million shall be paid to City 24 months from the Effective Date of this Amendment or at the time of issuance of the first building permit by the City for development of a project on the Upper Campus as provided in Exhibit "C" attached to this Amendment, whichever occurs earlier.

City agrees to use the first \$1.5 million of the Development Agreement Fee for payment of the costs associated with: (i) the Superior Avenue medians extending from Hospital Road to Industrial Way; (ii) funding the right-turn pocket for southbound Newport Boulevard to westbound Hospital Road; and (iii) funding the operational improvements and traffic signal upgrade at the Hospital Road and Placentia intersection ("Priority Public Improvements"). Construction of the Priority Public Improvements is anticipated to occur during 2007. The City shall be obligated to pay the actual cost difference, if any, for construction of the Priority Public Improvements. The balance of the Development Agreement Fee shall be used by the City in the City's sole discretion to offset costs associated with other City and community public benefits such as, among other things, public parks (such as Sunset View Consolidated Park), landscaping improvements adjacent to public right of ways, sound abatement programs, public buildings, public road improvements, water quality improvements, law enforcement, fire fighting, emergency preparedness and other public safety facilities."

(f) To the maximum extent permitted by law, Hoag shall designate the Property as the site on its sales tax statements as the point of sale for purchases of equipment costing \$100,000 or more and to request vendors to sign a letter of cooperation indicating acknowledgment and agreement to designate the City as the point of sale on all reports required to be filed with any federal or state taxing agencies."

13. ~~10.~~ Section 11.1(c) of the Restated Development Agreement entitled *Notices* is hereby amended to delete:

"with a copy to: Tim Paone
Paone, Callahan, McHolm & Winton
19100 Von Karman, 8th Floor
P.O. Box 19613
Irvine, CA 92713-9613"

"with a copy to: Dennis D. O'Neil
Hewitt & O'Neil LLP
19900 MacArthur Blvd., Suite 1050
Irvine, CA 92612"

14. Section 11.0 of the Restated Development Agreement entitled *Miscellaneous Provisions* is hereby amended to add a new Subsection 11.17 entitled *Revenue Bond Fee* to read as follows:

"11.17 Revenue Bond Fee. On a one-time only basis after the Effective Date of this Amendment, City agrees that it will not impose a fee to be paid by Hoag for issuing bonds pursuant to the provisions set forth in Chapter 3.26 of the City Municipal Code entitled "Healthcare and Recreation Facilities Revenue Bond Ordinance."

IN WITNESS WHEREOF, the parties hereto have executed this Fourth Amendment to Development Agreement to be binding as of the Effective Date.

CITY:

THE CITY OF NEWPORT BEACH, a municipal corporation of the State of California

By: _____
Steven Rosansky, Mayor

ATTEST:

LaVonne Harkless, City Clerk

APPROVED AS TO FORM:

Robin Clauson, City Attorney

OWNER:

HOAG MEMORIAL HOSPITAL
PRESBYTERIAN, a California nonprofit public
benefit corporation

By: _____
Richard Afable, President and CEO

(All Signatures to be Notarized)

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On _____, before me, _____, a Notary Public in and for said County and State, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) (is/are) subscribed to the within instrument, and acknowledged to me that (he/she/they) executed the same in (his/her/their) authorized capacit(-y/-ies), and that by (his/her/their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

[SEAL]

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On _____, before me, _____, a Notary Public in and for said County and State, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) (is/are) subscribed to the within instrument, and acknowledged to me that (he/she/they) executed the same in (his/her/their) authorized capacit(-y/-ies), and that by (his/her/their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

[SEAL]

EXHIBIT A
LEGAL DESCRIPTION

The subject property is the following real property in the City of Newport Beach, County of Orange, State of California:

Parcel 1:

That portion of Lots 169 and 170 in Block 2 and a portion of Lot 172 in Block 1 of Irvine Subdivision, as shown on a map recorded in Book 1, Page 88 of Miscellaneous Maps, Records of Orange County, California.

Parcel 2:

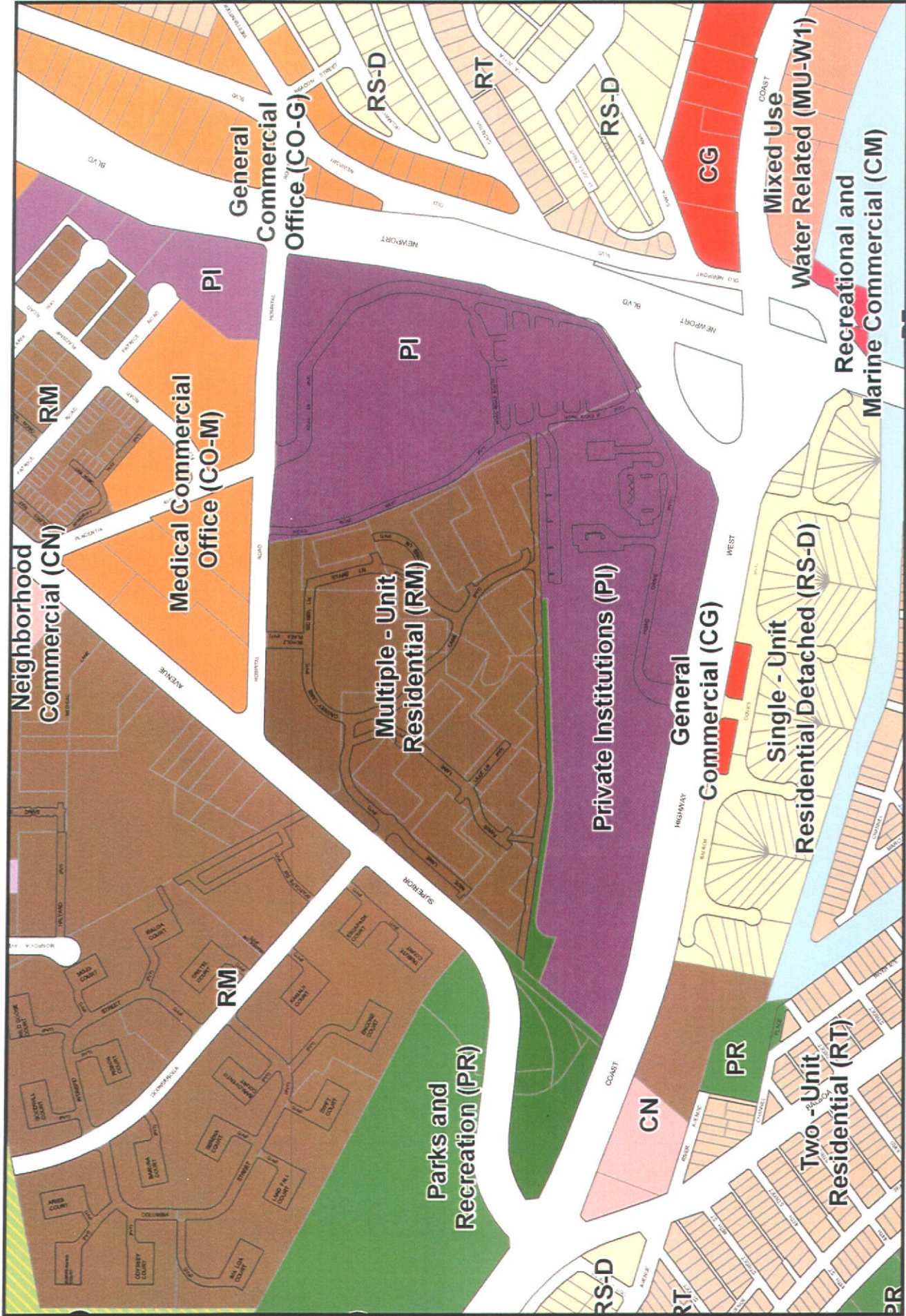
That portion of Lot 172 in Block 1 of Irvine Subdivision, as shown on a map recorded in book 1, Page 88 of Miscellaneous Maps, Records of Orange County, California.

DRAFT

EXHIBIT C

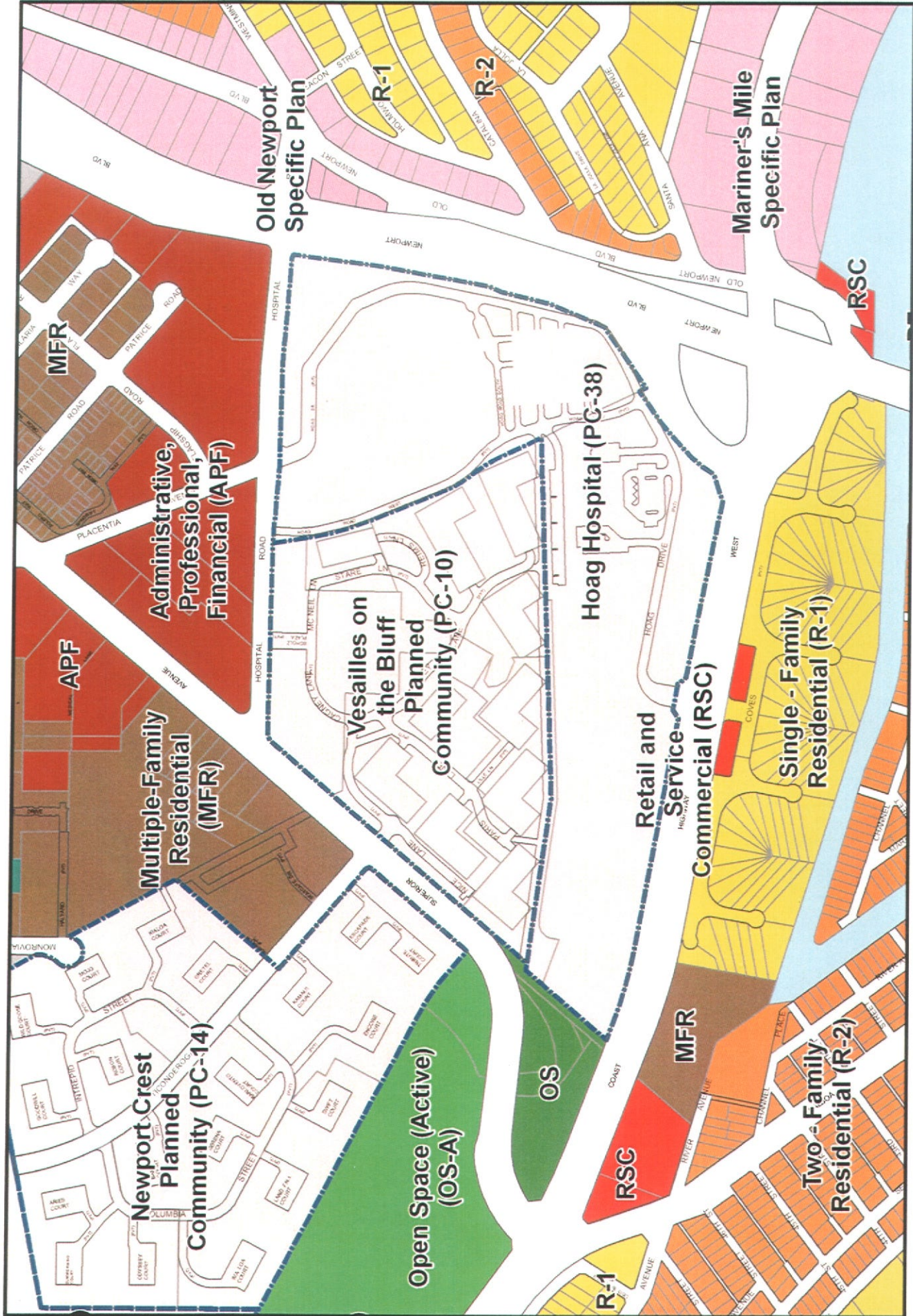
PLANNED COMMUNITY TEXT

**APPENDIX C
GENERAL PLAN AND ZONING MAPS**



Hoag Hospital
General Plan Land Use Environs





Hoag Hospital
Zoning Districts Environs