Hoag Memorial Hospital Presbyterian

Master Plan

Development Agreement

Annual Review

March 28, 2011

Prepared By:

SUBMITTAL COPY
Project: Hoag 3rd DA Review
Client: Hoag Memorial Hospital
Date: March 28, 2011
To: Jim Campbell Dept: Planning
By: Cora Newman & Vicki Fetterman

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COVER LETTER AND REPORT SUMMARY

PA2009-064
2011 DEVELOPMENT AGREEMENT REVIEW

HOAG MEMORIAL HOSPITAL PRESBYTERIAN
One Hoag Drive, PO Box 6100
Newport Beach, CA 92658-6100

RECEIVED BY
PLANNING DEPARTMENT
MAR 29 2011
CITY OF NEWPORT BEACH

March 28, 2011

Mr. Jim Campbell
Acting Planning Division Director
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92658-8915

RE: Hoag Hospital – Development Agreement Annual Review

Dear Mr. Campbell:

Please find attached the required documentation to demonstrate Hoag's compliance with the Development Agreement between Hoag Hospital and the City of Newport Beach. As you are aware, this Development Agreement was adopted by the City Council on April 22, 2008 by Ordinance No.2008-10 and is known as the Amendment to Restated Development Agreement No. 5.

Per Section 5.2 of the Development Agreement, "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. Annual reviews should be scheduled in April of each year." It is our understanding based on discussions with city staff, that we will be scheduled for the April 26th, 2011 City Council hearing per the above noted requirement.

The enclosed Project Status Update is for the period of time from March 12, 2010 through March 28, 2011.

Sincerely,

Mr. Sanford Smith
Senior Vice President
Real Estate and Facilities

Enclosure

Project Status Report
March 31, 2010 Thru March 28, 2011
Third Annual Review of the Development Agreement
Between the City of Newport Beach
And Hoag Memorial Hospital Presbyterian

Introduction & Overview

On April 22, 2008, the City of Newport Beach ("City") approved an amended Development Agreement between the city of Newport Beach and Hoag Memorial Hospital Presbyterian ("Hoag") which is known as the "Amendment to the Restated Development Agreement No. 5". This Amended Development Agreement was adopted by Ordinance No. 2008-10 on May 13, 2008.

Per Section 5.2 of the Amended Development Agreement:

> "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. Annual Reviews should be scheduled in April of each year."

This Amended Development Agreement was part of Hoag's Master Plan Update which included revised Development Agreement provisions, a revised Planned Community Text ("PC Text") and associated standards, and certification of the Supplemental Environmental Impact Report ("SEIR") with mitigation measures.

The Supplemental Environmental Impact Report (SCH No. 1991071003) was certified by adoption of City Council Resolution No. 2008-27. As part of the SEIR adoption, a Mitigation Monitoring & Reporting Program was required which shall be utilized as the basis for the Development Agreement Updates as it relates to mitigation measures.

For the purposes of this Development Agreement update, and those subsequent annual updates, this update shall serve as the Third Annual Review for the Amendment to the Restated Development Agreement No 5.

Project Status for the Third Development Agreement Annual Review

As will be described in detail below, over the last year, Hoag has made a diligent, good faith effort to complete as many of the mitigation measures and associated requirements for both the Development Agreement & Planned Community Text as required in this timeframe.

It should be noted, that the March 12, 2010, Status Report, had two supplements dated June, 2010, and August, 2010. For your reference, we have attached the August, 2010 Supplement. As you are aware, the City Council approved the Development Agreement Annual Compliance Review on September 14, 2010. In that the work done between the months of March, 2010 and August, 2010, were covered in

the Supplement, this review will generally update the remainder of the year from September, 2010, thru March, 2011.

Development Agreement Specific Terms & Obligations

In the separate terms of the Development Agreement requirements (not found in either Mitigation Measures or PC Requirements), the following have been completed:

11. Section 5.4

"5.4 Mitigation Review. The annual review shall include a detailed report of compliance with the various conditions and mitigation measures contained with the mitigation monitoring plan. The report shall also include a noise regulation compliance assessment that includes noise measurements prepared by a qualified noise consultant on a yearly basis. The noise assessment shall identify noise regulation compliance issues and recommended measures to abate any noncompliance. The report shall include an analysis of the view impacts of buildings constructed in comparison to the anticipated views depicted in the EIR. Hoag shall be found in compliance with this Agreement unless the City Council determines, based upon 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. Hoag shall pay the City administrative costs incurred in conducting Annual Reviews. Hoag shall reimburse the City for costs incurred by the City associated with Fluor Enterprises' review of the cogeneration plant during the 2008 Annual Review."

Hoag has complied with this section of the Amended Development Agreement with the submittal of this detailed report which demonstrates good faith compliance with the various conditions and mitigation measures contained within the mitigation monitoring plan, as noted below.

Additionally, Hoag has complied with noise regulation compliance assessment. A noise analysis was performed by RS Acoustics on March 7, 2011 which demonstrates complete compliance with the noise standards in all locations. **(Attachment 1)**

No view analysis was necessary in this annual Development Agreement review, as no new construction has occurred on the Hoag campus during this timeframe.

15. New Section 8.4 – <u>Sunset View Park Improvements</u>

"8.4 Hoag shall reimburse the City up to $150,000 for installation of groundcover, shrubs, and irrigation systems with the unimproved portion of Sunset View Park and Superior Avenue, approximately 20,500 sq ft in area, located northerly of the cogeneration building. Reimbursement to the City shall be within 30 days of Hoag receiving an invoice from the City."

The City has not moved forward with this project during this time period, and therefore has not requested a reimbursement for park improvements from Hoag.

16. New Section 8.5 – Cogeneration Plant Energy Curtailment

"8.5 Hoag shall install a weather station capable of identifying ambient conditions necessary in documenting cogeneration plant and cooling tower operations. The weather station shall be tied into the cogeneration plant controls in order to maximize automatic responses to prevailing weather conditions, assisting in managing the operation changes and load shifting, as well as to provide periodic reports on plant operations.

Hoag shall not construct or erect additional cooling towers within the Hoag Lower Campus.

Hoag shall reduce the effective heat rejection by 33% at the existing cooling towers and such reduction shall be measured from a baseline (to be measured at the cooling towers) of operating three existing generators and absorption chiller at 100% of design capacity.

This reduced capacity operation shall be implemented daily between November 1st and April 30th, between the hours of 7:00 AM and 7:00 PM when the relative humidity is equal to or less than 55 degrees Fahrenheit."

Hoag has complied with all requirements regarding the Cogeneration Plant Energy Curtailment and has attached a letter from Hoag's chief engineer of record, Michael Trzepacz, P.E. which certifies the plant has been operated in accordance with the curtailment requirements. Monthly Cogeneration Plant Reports for the months of November and December (2010) and January, February and March, (2011) are attached on a disc for your review. **(Attachment 2)**

Mitigation Measures and PC Text Requirements

Because no new major construction has occurred over the last year, Hoag's focus has been to fulfill the requirements that were oriented to noise and aesthetics and that were required to be completed or are in progress in this Development Agreement annual review time period. For your reference, the relevant mitigation measures and PC Text requirements are attached in the order they are addressed below.

Mitigation Measure 3.4-9 Cogeneration Plant Noise

As noted above, Hoag has complied with all noise standards and an annual noise analysis was performed by RS Acoustics on March 7, 2011, which concludes that (page 15) the Cogeneration Plant's operations comply with the noise standards. **(Attachment 1)**

Noise – West Hoag Drive

Mitigation Measure: PDF 3.4-1 – Villa Balboa Window Installation

In August, 2010, Hoag fulfilled its obligation under this mitigation measure by depositing a check in the amount of $499,142.00, approved by the City, into an escrow account established by the Villa Balboa Community Association. The funds will pay for the condominium windows/sliding glass door upgrades.

Mitigation Measure: PDF 3.4-2 – Sound Wall

Construction of the 471 linear foot sound wall which commenced in October, 2009 is now complete. On January 19, 2010, the sound wall received final Certificate of Occupancy permits from the City of Newport Beach. A picture of the completed sound wall and copies of the permits are attached. **(Attachment 4)**

Mitigation Measure 3.4-5 - Loading Dock Sound Absorption Panels

> "Sound absorption panels on the east wall of the loading dock shall be installed. Approximately 450 square feet of absorptive panels shall be used to cover major portions of the back wall of the loading dock area. The Noise-Foil panels by Industrial Acoustics or a panel with equivalent or better sound rating shall be used."

Noise Foil Sound Panels of approximately 650 square feet have been permitted and fully installed. A picture of the completed sound panels is attached along with copies of the final permits. **(Attachment 5)**

Mitigation Measure 3.4-6 – Relocation of the Trash Compactor

> "The trash compactor shall be relocated within the loading dock. The trash compactor and baler shall be enclosed in a three-side structure. The walls shall be concrete block or similar masonry construction. The roof shall be lightweight concrete roof or a plywood surface with concrete tiles; a built-up roof with 5'5" of insulation on the inside would be an acceptable alternative. The open side shall face away from residents. Doors may be on the side of the enclosure facing the residents, but must be closed when the baler or compactor are operating. The compactor and baler should only be operated between the hours of 7:00 AM and 7:00 PM."

The trash compactor/sanitizer has been enclosed on the north and south sides with an exterior metal panel system. The interior of the walls have been lined with Noise Foil Panels as recommended by the acoustical engineer. The roof was constructed of metal decking with a waterproof membrane and was constructed similar to the north and south walls and has a bellow material that wraps around the trash enclosure to allow for movement. The west wall of the compactor/sanitizer will be open for access. The west wall of the loading dock was lined from north to south with Noise Foil Panels as recommended by the acoustical engineer. The baler was constructed with three walls on the east, west and south sides. The north side will remain open for access. The roof of the baler enclosure was constructed with the same materials as the compactor/sanitizer roof structure as noted above.

The compactor and baler are operated between the hours of 7:00 AM and 7:00 PM.

While Hoag is unable to fully relocate the trash compactor, per the Development Agreement Update City Council staff report dated September 14, 2010, staff notes: "Hoag has committed to relocate the trash compactor and provide a full enclosure as part of Hoag Hospital's construction of a new structure or structures on the Upper Campus requiring the transfer of buildable square footage from the Lower Campus or reconfiguration of the loading dock. In staff's opinion, this is a good faith partial and

substantial compliance with the Mitigation Measure 3.4-6 for an interim period until such time when the trash compactor will be relocated and full compliance will be achieved as part of Hoag Hospital's construction of a new structure or structures on the Upper Campus requiring the transfer of buildable square footage from the Lower Campus or reconfiguration of the loading dock. "

Therefore, Hoag is good faith partial and substantial compliance with this mitigation measure by constructing a trash compactor enclosure and a baler enclosure which include the use of sound absorption panels on both enclosures. These structures are complete and photos and permits are attached. **(Attachment 6)**

Planned Community Requirements – Landscaping Lower Campus (Exhibit #6)

Area 7a – West Parking Area Islands

Requirement: 60 days after CDP issuance at Coastal Commission.

Hoag received Coastal Commission's "Approval in Concept" of this item on April 8th, 2009 and final permits were received on December 15, 2009. Hoag obtained the required building permits for this project on January 19, 2010.

Parking Lot Islands were complete by May, 2010.

Hoag has proceeded in good faith and will be in full compliance with the completion of construction as noted above. **(Attachment 7)**

Area 9 – North Slope above Retaining Wall

Requirement: 120 days after CDP Issued by Coastal Commission.

Hoag received Coastal Commission's "Approval in Concept" of this item on April 8th, 2009 and final permits were issued by the City of Newport Beach on January 19, 2010.

The Slope construction was scheduled to commence on May 24, 2010, and was completed by July, 2010.

Hoag has proceeded in good faith and is in full compliance with the completion of construction as noted above. **(Attachment 7)**

Area 12 PCH Green Screen

Requirement: Immediately upon issuance of an Approval in Concept by the City an application shall be submitted for said improvements to the Coastal Commission. Construction of said improvements shall be completed no later than 18 months after Coastal Development Permit Issuance by the Coastal Commission.

Hoag received Coastal Commission's "Approval in Concept" of this item on April 8th, 2009 and final permits were issued by the City of Newport Beach on January 19, 2010.

Hoag has proceeded in good faith and is in full compliance with the completion of the PCH Green Screen construction as required. Pictures of the completed landscaping are attached. **(Attachment 7)**

Hoag Development Agreement
3rd Annual Review

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TAB 1

NOISE ANALYSIS

PA2009-064
2011 DEVELOPMENT AGREEMENT REVIEW

TAB 1

RS ACOUSTICS INC.
Consultants in Architectural Acoustics and Noise Control

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Canyon Country, CA 91387
P (661) 251-3965
F (661) 310-3783

HOAG MEMORIAL HOSPITAL PRESBYTERIAN
NEWPORT BEACH, CALIFORNIA

ACOUSTICAL MEASUREMENT PROGRAM TEST REPORT

Prepared for: Hoag Memorial Hospital Presbyterian
One Hoag Road
Newport Beach, CA 92658

Prepared by: RS Acoustics Inc.
15751 Beaver Run Rd.
Canyon Country, CA 91387

Phone: (661) 251-3965
Fax: (661) 310-3783

Date: 7 March 2011

Report No. 940211

This report presents the results of an acoustical noise measurement program conducted at the Hoag Memorial Hospital Presbyterian campus in Newport Beach, California. This report is part of an annual review to determine the current noise environment and whether implementation of noise mitigation measures have successfully achieved the design criterion for noise sources located within the Hoag Memorial Hospital Presbyterian complex.

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1.0 EXECUTIVE SUMMARY

Acoustical tests were conducted on 22 and 23 February 2011 within the Hoag Hospital Memorial Presbyterian campus and also in the nearby community to determine the noise levels generated by the hospital operations relative to local and specific governing ordinances.

Table I below shows the location of acoustical tests, the time of day, either day or night, and the results of the tests. The final column presents the governing ordinance which must be satisfied.

TABLE I
Summary of Acoustical Test Results

Location of Acoustical Test	Time	Results	Governing Ordinance
Ancillary Building Rooftop Equipment	Nighttime	Pass	Planned Community Development Criteria & District Regulations
West Tower Mechanical Room Equipment	Nighttime	Pass	Planned Community Development Criteria & District Regulations
Main Loading Dock	Daytime	Pass	Planned Community Development Criteria & District Regulations
	Nighttime	Pass	Planned Community Development Criteria & District Regulations
Dietary Loading Dock	Daytime	Pass	Planned Community Development Criteria & District Regulations
	Nighttime	Pass	Planned Community Development Criteria & District Regulations
Cogeneration Facility	Daytime	Pass	City of Newport Beach Noise Ordinance
	Nighttime	Pass	City of Newport Beach Noise Ordinance
Environmental Ambient Conditions	Daytime	Pass	Noise ordinance not applicable.
	Nighttime	Pass	Noise ordinance not applicable.
200 Paris Lane	Daytime	Pass	City of Newport Beach Noise Ordinance
	Nighttime	Pass	City of Newport Beach Noise Ordinance
Condominium 304 - 260 Cagney Lane	Daytime	Pass	Planned Community Development Criteria & District Regulations
	Nighttime	Pass	Planned Community Development Criteria & District Regulations

1.1 PROJECT DESCRIPTION

Hoag Memorial Hospital Presbyterian is located at One Hoag Drive in Newport Beach, California as shown on the vicinity map on Figure 1. The hospital campus is separated into two distinct planning sections described as the "Upper Campus" to the north, and the "Lower Campus" to the south.

The Upper Campus section is bordered by Hospital Road to the north, West Hoag Drive to the west, Newport Boulevard (55) to the east, and a hospital multi-level parking structure extends south to the Newport Blvd. off-ramp connecting Newport Blvd. to Pacific Coast Highway.

The Lower Campus section is bordered to the north by Sunset View Park and Villa Balboa townhomes, Superior Avenue to the west, Newport Blvd. to the east, and the southern boundary is bounded by Pacific Coast Highway (Highway 1).

1.2 COMMUNITY NOISE ASSESSMENT METRICS

In general, community noise measurements or assessments refer to descriptions of the exterior noise environment in the vicinity of inhabited areas. Descriptions of noise usually include the time and spatial variations in the outdoor noise environment throughout a specific area so that descriptions are relevant to the effect on people within the specified area.

Outdoor noise environments vary greatly in magnitude and character among locations throughout a community – from the quiet suburban areas bordering on farmland, to the din of traffic in downtown city streets. They generally vary with time of day, being relatively quiet at night when activities are minimal and noisier in morning and afternoons during peak traffic periods.

Noise or unwanted sound is complex and may be comprised of a broad range of sounds often including low and high frequency components, which may also occur at differing decibel levels. To help simplify and quantify the human judgment of relative loudness and provide a simple single-number rating system, the A-weighting network was developed.

A-weighted sound level "db(A)" is one of the most widely used methods of stating community noise design goals and regulations in terms of a single number rating system. A-weighted sound levels are obtained with a sound level meter incorporating an electronic weighting network that de-emphasizes the low frequency portions of the noise spectrum, to automatically compensate for the lower sensitivity of the human ear to low frequency sounds. High frequency components of sound, 1000Hz and above are relatively unchanged in A-weighting networks as the human ear is fairly equally sensitive to all sounds occurring in this high frequency range. The single A-weighted number is the sum of all A-weighted sound energy within a given range incorporating the 32Hz to 8000Hz octave bands.

The City of Newport Beach, as is typical of other cities, utilizes A-weighted sound levels in their noise ordinance to quantify allowable noise levels which are averaged over a specific time period. This time component is specified to allow for varying noise conditions such as the fluctuating noise levels associated with vehicular traffic stopping or accelerating from an intersection. The resultant level would be the average of all sound levels measured within the stated time period.

The noise ordinance of The City of Newport Beach requires that noise measurements be conducted and averaged over a 15 minute period, with a sound level meter set for a slow response averaging time. The result is termed a "15 minute L_{eq}", (Equivalent Noise Level) and is measured and presented in A-weighted decibels levels. By definition, a 15 minute L_{eq} is the A-weighted sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over the 15 minute period.

For brief or short duration or impact sounds, the City of Newport Beach utilizes the L_{max} metric or Maximum Sound Level. This metric is also expressed in A-weighted decibels, and per the requirements of the ordinance is measured at the slow response averaging time. L_{max} noise levels quantify the highest sound level measured or recorded during a designated time interval or event.

Vicinity Map

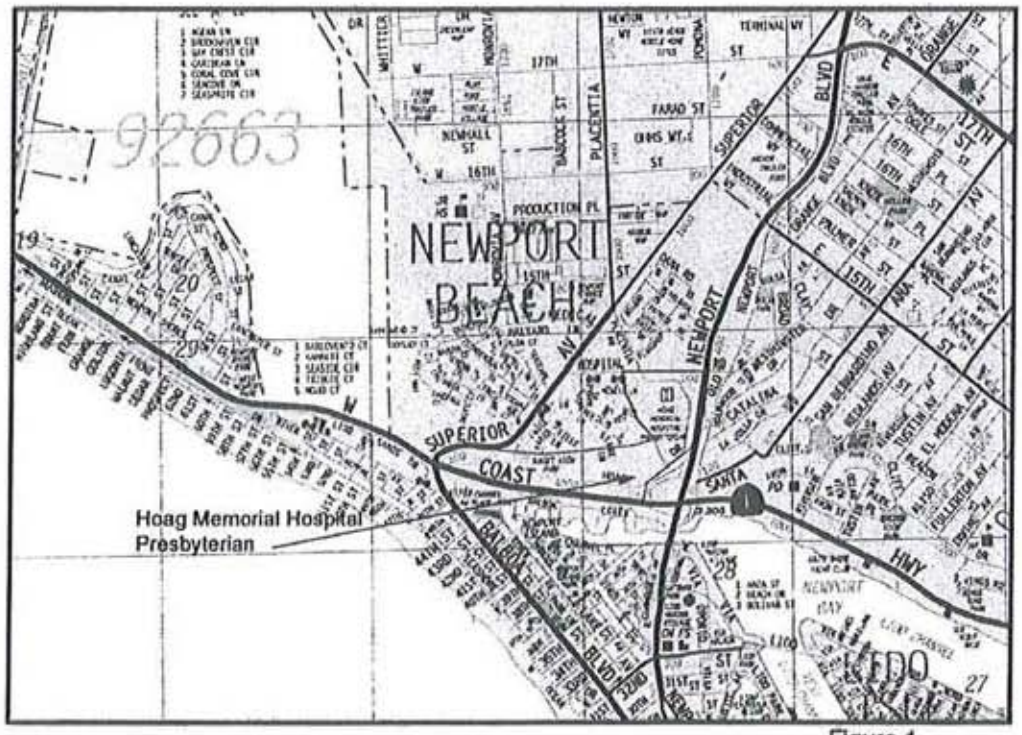


Figure 1

1.3 CITY OF NEWPORT BEACH NOISE STANDARDS

10.26.025 Exterior Noise Standards

A. The following noise standards, unless otherwise specifically indicated, shall apply to all property within a designated noise zone:

Noise Zone	Type of Land Use	Measuring Metric (A-wtd)	Daytime Allowable Exterior Noise Level (Leq) 7:00 am – 10:00 pm	Nighttime Allowable Exterior Noise Level (Leq) 10:00 pm – 7:00 am
I	Single-, two-, or multiple-family residential.	15 minute L_{eq}	55 dB(A)	50 dB(A)
		*L_{max}	75 dB(A)	70 dB(A)
II	Commercial	15 minute L_{eq}	65 dB(A)	60 dB(A)
		*L_{max}	85 dB(A)	80 dB(A)
III	Mixed Use Residential **	15 minute L_{eq}	60 dB(A)	50 dB(A)
		*L_{max}	80 dB(A)	70 dB(A)
IV	Industrial or Manufacturing	15 minute L_{eq}	70 dB(A)	70 dB(A)
		*L_{max}	90 dB(A)	90 dB(A)

10.26.030 Interior Noise Standards

Noise Zone	Type of Land Use	Measuring Metric (A-wtd)	Daytime	Nighttime
			Allowable Interior Noise Level (Leq) 7:00 am – 10:00 pm	Allowable Interior Noise Level (Leq) 10:00 pm – 7:00 am
I	Residential.	15 minute L_{eq}	45 dB(A)	40 dB(A)
		*L_{max}	65 dB(A)	60 dB(A)
III	Residential portions of mixed use properties**	15 minute L_{eq}	45 dB(A)	40 dB(A)
		*L_{max}	65 dB(A)	60 dB(A)

* Lmax levels defined in B.2 below

** Residential properties within 100' of commercial property line defined in D. below.

If the ambient noise level exceeds the resulting standard, the ambient shall be the standard.

B. It is unlawful for any person at any location within the incorporated area of the City to create any noise, or to allow the creation of any noise on property owned, leased, occupied or otherwise con trolled by such person, which causes the noise level when measured on any other property, to exceed either of the following:
   1. The noise standard for the applicable zone for any fifteen-minute period;
   2. A maximum instantaneous noise level equal to the value of the noise standard plus twenty (20) DBA for any period of time (measured using A-weighted slow response).

C. In the event the ambient noise level exceeds the noise standard, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level.

D. The Noise Zone III standard shall apply to that portion of residential property falling within one hundred (100) feet of a commercial property, if the intruding noise originates from that commercial property.

E. If the measurement location is on boundary between two different noise zones, the lower noise level standard applicable to the noise zone shall apply. (Ord. 95-53 § 1, 1995; Ord. 95-38 § 11 (part), 1995)

As discussed in the following section, the ordinance defines the locations where acoustical measurements are to be made to determine compliance with the noise standard criteria.

10.26.055 Noise Level Measurement

A. The location selected for measuring exterior noise levels in a residential area shall be at any part of a private yard, patio, deck or balcony normally used for human activity and identified by the owner of the affected property as suspected of exceeding the noise level standard. This location may be the closest point in the private yard or patio, or on the deck or balcony, to the noise source, but should not be located in nonhuman activity areas such as trash container storage areas, planter beds, above or contacting a property line fence, or other areas not normally used as part of the yard, patio, deck or balcony. The location selected for measuring exterior noise levels in a nonresidential area shall be at the closest point to the noise source. The measurement microphone height shall be five feet above finish elevation or, in the case of a deck or balcony, the measurement microphone height shall be five feet above the finished floor level.

B. The location selected for measuring interior noise levels shall be made within the affected residential unit. The measurements shall be made at a point at least four feet from the wall, ceiling or floor, or within the frame of a window opening, nearest the noise source. The measurements shall be made with windows in an open position. (Ord. 95-38 § 11 (part), 1995)

Special provisions for Heating, Venting and Air Conditioning equipment are provided for in the ordinance as follows:

10.26.045 Heating, Venting and Air Conditioning – Special Provisions

A. New HVAC Equipment. New permits for heating, venting and air conditioning (HVAC) equipment in or adjacent to residential areas shall be issued only where installations can be shown by computation, based on the sound rating of the proposed equipment, not to exceed an A-weighted sound pressure level of fifty (50) dB(A) or not to exceed an A-weighted sound pressure level of fifty-five (55) dB(A) and be installed with a timing device that will deactivate the equipment during the hours of ten p.m. to seven a.m. The method of computation used shall be that specified in "Standard Application of Sound Rated Outdoor Unitary Equipment," Standard 275, Air conditioning and Refrigeration Institute, 1984 or latest revision thereof.

B. Existing HVAC Equipment.
   1. HVAC equipment legally installed prior to April 22, 1981, shall be permitted to operate with an exterior noise limit of sixty-five (65) dB(A) until January 1, 1998.
   2. HVAC equipment legally installed prior to April 22, 1981, shall be exempted from the interior noise level standard as specified in Section 10.26.030 of this chapter until January 1, 1998
   3. HVAC equipment legally installed after April 22, 1981, and prior to the date of adoption of this chapter shall not exceed a maximum exterior noise limit of fifty-five (55) dBA during the ninety-day compliance period set forth in Section 10.26.005.

C. In the event that HVAC equipment cannot meet the requirements set forth in this chapter, then the exterior noise limit for such equipment may be raised to sixty-five (65) dBA and exempted from the interior noise level standard as specified in Section 10.26.030 of this chapter, provided that the applicant obtains the written consent of all the owners of the affected properties. (Ord. 95-38 § 11 (part), 1995)

1.4 HOAG MEMORIAL HOSPITAL PLANNED COMMUNITY DEVELOPMENT CRITERIA & DISTRICT REGULATIONS

Amendment to Restated Development Agreement

Paragraph 1.17 Noise Limitation

The existing Planned Community (PC Text) provides that noise generated from Hoag Hospital from new mechanical appurtenances shall not exceed 55 dB(A) at the property lines. This noise limitation was established prior to the adoption of the City's Noise Element in the General Plan and Noise Ordinance. It is proposed that noise generated and originating from the Property be governed by the city Noise Ordinance with certain exceptions.

Planned Community Development Criteria and District Regulations

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 for the Loading Dock Area.

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

	7:00 am – 10:00 pm	10:00 pm – 7:00 am
	Daytime	Nighttime
L_{eq} (15 min)	65 dB(A)	55 dB(A)

2. Within the Loading Dock Area during daytime hours, vehicles shall be exempt from applicable noise standards as listed above.

Vehicle idling shall be prohibited on West Hoag Drive and within the loading dock areas, except that refrigerated vehicles may idle while at the loading docks when refrigeration is necessary.

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.

1.6 TEST EQUIPMENT

Noise levels measurements were conducted with the following equipment which was calibrated immediately prior to and following the test procedures:

- Larson Davis Type 824 Type 1 integrating one-third octave band sound level meter
- Larson Davis Model PRM902 microphone preamplifier
- Larson Davis Type CAL200 precision Class 1 sound level calibrator calibrated to a reference traceable to the National Institute of Standards and Technology.
- Larson Davis Type 2560 ½" microphone accepted to meet the specifications of IEC 60651 and ANSI S1.4-1983 Type 1.

The measurement equipment satisfies the American National Standards Institute (ANSI) Standard 1.4 for Type 1 precision sound level measurements.

2.1 ANCILLARY BUILDING AND WEST TOWER MECHANICAL EQUIPMENT

Noise level measurements of the Ancillary building rooftop mechanical equipment and West Tower mechanical equipment room were conducted on 23 April 2011 starting at 1:00 am when the influence of offsite noise sources and traffic is reduced. In order to measure the worst case noise levels, we utilized a 35' telescoping microphone stand to elevate the measuring microphone to an elevation intersecting the rooftop equipment and the upper level condominium residences which have a fairly direct line of sight to the rooftop.

Measurements were conducted at the west curb of on West Hoag Drive nearest the property line.

2.1.1 Ancillary Building Rooftop Mechanical Equipment

The intruding noise levels from offsite sources were often equal to, or exceeded the noise levels generated by the mechanical equipment under test. To the degree possible, the test sequence was manually paused during these offsite occurrences however the test results presented herein are based on a fully integrated 15 minute sampling. See Figure 2 for test location.

It is our understanding that all four (4) kitchen grease exhaust fans in the rooftop penthouse were operating during our test however was not verified. The balance of the rooftop equipment including condensers and multiple mushroom exhaust fans were also operating.

The noise levels from the mechanical equipment were constant over the duration of the test and were the primary contributor to the ambient environment. The noise levels were measured to be L_{eq} 50.3 dB(A) and the maximum noise level recorded was L_{max} 53.7 dB(A).

CONCLUSION

The ancillary building rooftop mechanical noise levels are regulated by the Hoag Memorial Hospital Planned Community Development Criteria & District Regulations (PC Text) which require that noise levels in this area do not exceed L_{eq} 55 dB(A) during the nighttime hours of 10:00 pm to 7:00 am. Our

measurements resulted in noise levels of L_{eq} 50.3 dB(A) which satisfies the L_{eq} 55 dB(A) maximum allowable noise level requirement.

The language within the Hoag Hospital PC Text noise standards do not include requirements for maximum allowable L_{max} noise levels however are included in this report for information only.

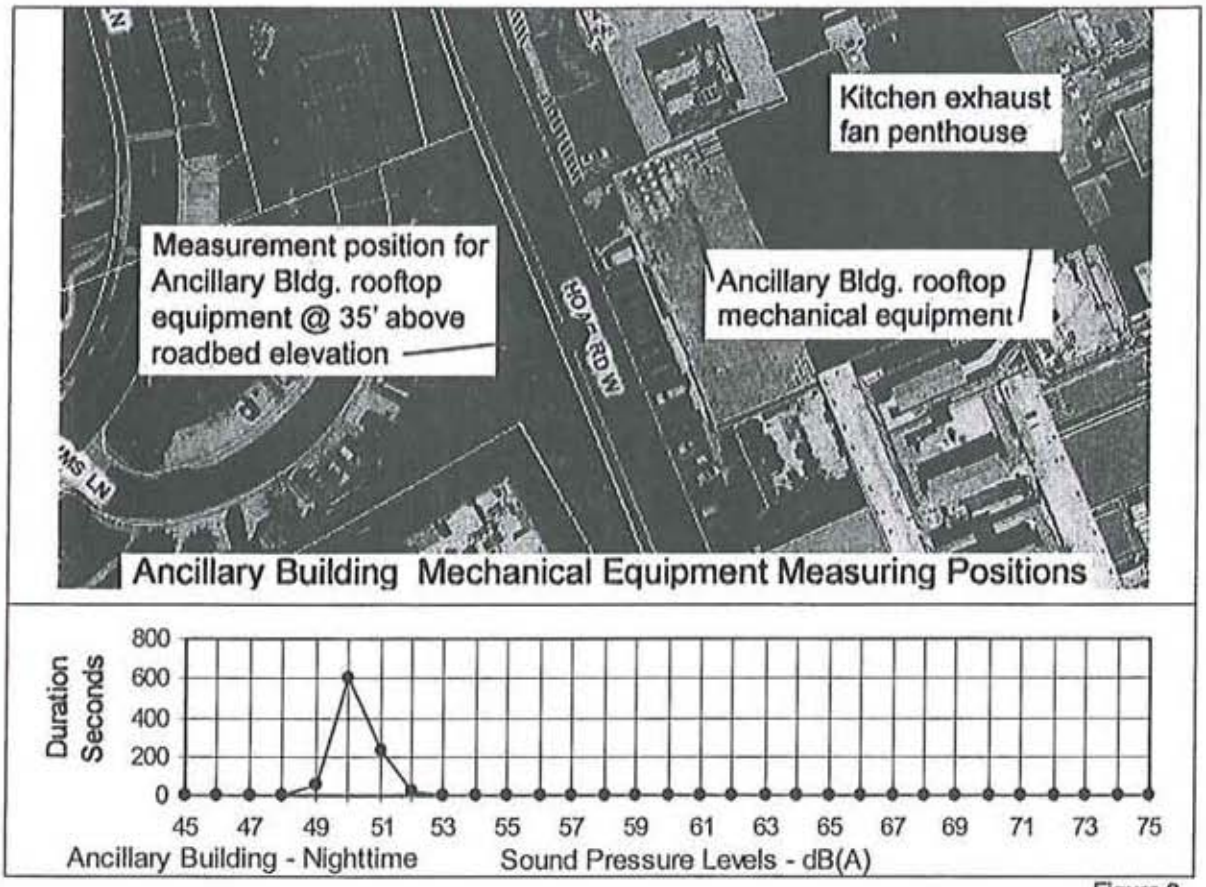


Figure 2

2.1.2 West Tower Mechanical Equipment Room

As with measurements of the ancillary building rooftop equipment, intruding noise levels from offsite sources were often excessive and to the degree possible, the test sequence was manually paused during these offsite occurrences however the test results were based on a fully integrated 15 minute sampling. See Figure 3 for acoustical testing location.

There is an uninterrupted and direct line of sight between the measurement position on the roadbed and the west facing louvers serving the mechanical room. However to reduce any potential effects of reflections and directivity, we utilized a 35' telescoping microphone stand to elevate the measuring microphone to an elevation close to the louvers and to the upper level condominium residences which also have a fairly direct line of sight to the louvers.

The noise levels generated by the mechanical room resulted in L_{eq} 49.5 dB(A) with the maximum noise level being L_{max} 51.8 dB(A). Noise from louvers serving the equipment room was slightly audible however we did not verify the equipment within the mechanical room that was operating during our test.

CONCLUSION

The noise levels from the second floor mechanical equipment room in the West Tower are regulated by the Hoag Hospital PC Text which require that noise levels in this area do not exceed L_{eq} 55 dB(A) during the nighttime hours of 10:00 pm to 7:00 am. Our measurements resulted in noise levels of L_{eq} 49.5 dB(A) which satisfies the L_{eq} 55 dB(A) maximum allowable noise level requirement.

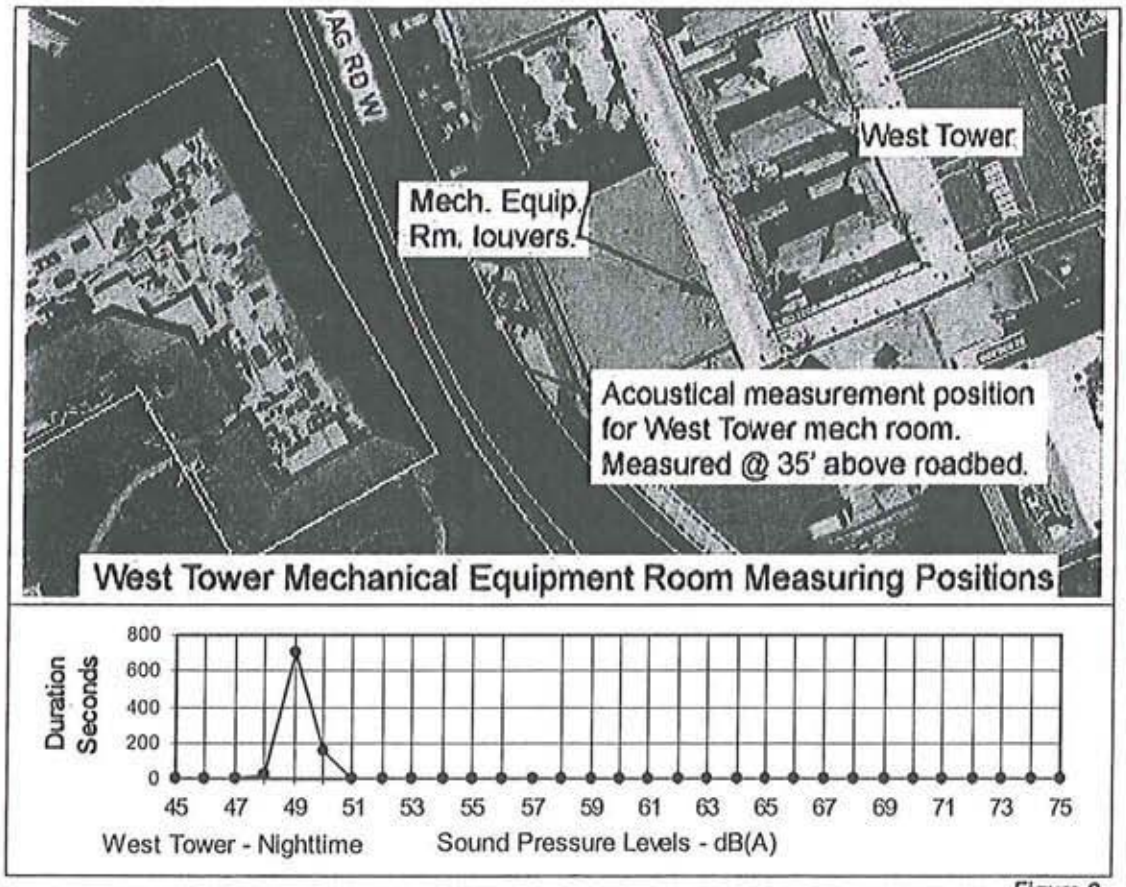


Figure 3

2.2 MAIN LOADING DOCK (DAYTIME)

Measurements were conducted of loading dock noise and activity on 22 February 2011 between the morning hours of 8:00 am to 11:00 am. Measurements were conducted at both the west (residential side) and east (hospital side) of the acoustical barrier.

2.2.1 West (Residential) Side of Acoustical Wall

Two (2) separate measurement locations on the residential side of the wall were conducted at both 5' and 15' elevations to show the effective range of acoustical shielding of hospital noise being provided by the acoustical barrier.

Typical dock activity such as operation of the cardboard compactor, voices, and hammering generated by construction of the cardboard compactor noise control enclosure was slightly audible at the residential side of the acoustical wall. Trucks arriving and departing were also discernable. During

our measurements, offsite noise from commercial and general aviation over-flights, and occasional traffic noise from PCH was audible.

Position 1 as shown in Figure 4, was located midway between the acoustical wall and the face of the condominium building. At the 5' elevation we measured 67.6 dB(A) L_{max} and the 15 minute average noise level of 53.2 dB(A) L_{eq} was recorded. At the 15' elevation, we measured 65.2 dB(A) L_{max} and the 15 minute average noise level of 52.6 dB(A) L_{eq} was recorded.

Position 2 was located approximately 10' from the face of the condominium building. At the 5' elevation we measured 61.8 dB(A) L_{max} and the 15 minute average noise level of 51.6 dB(A) L_{eq} was recorded. At the 15' elevation, we measured 63.8 dB(A) L_{max} and the 15 minute average noise level of 51.4 dB(A) L_{eq} was recorded.

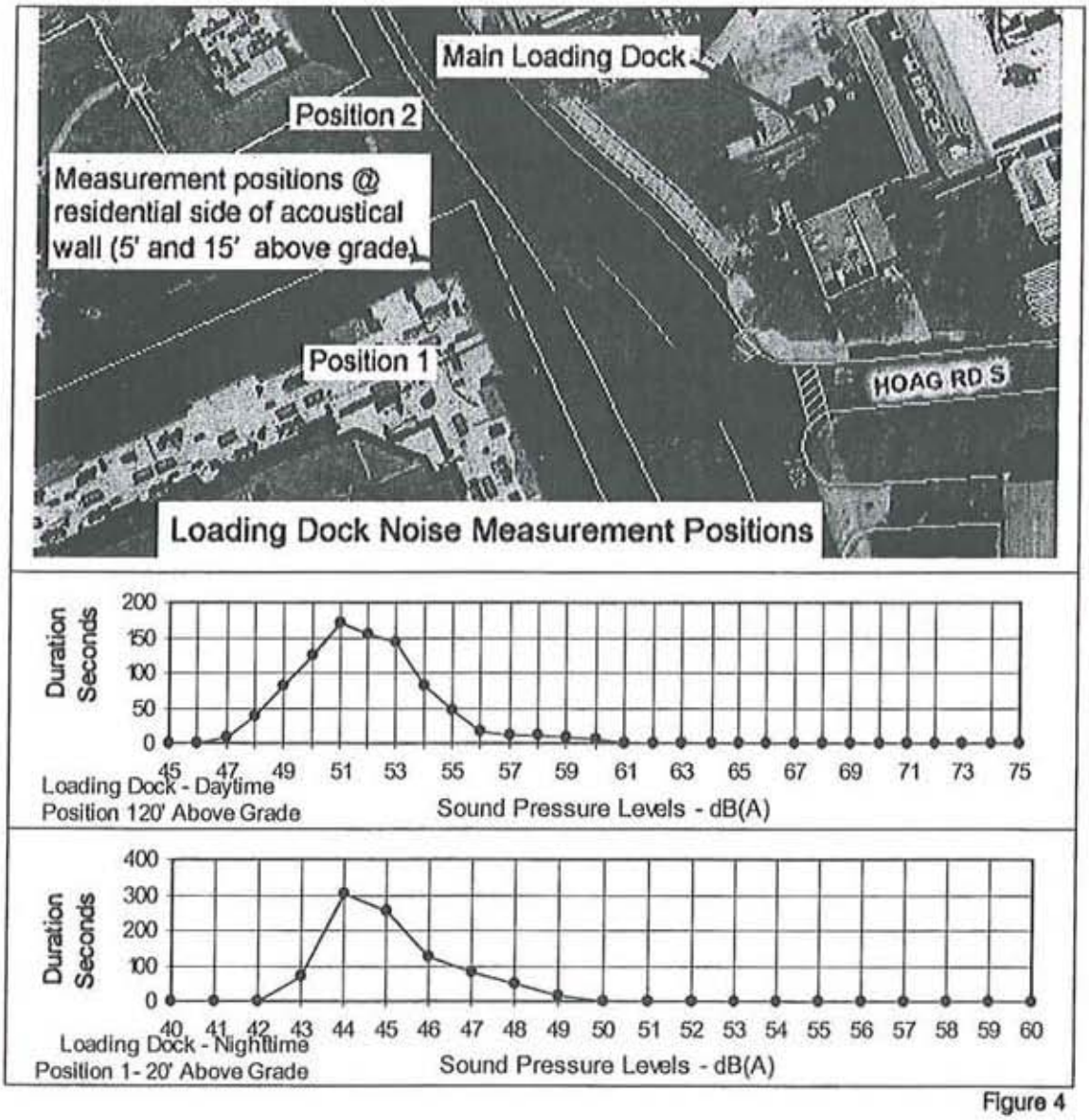


Figure 4

CONCLUSION

Loading dock activity noise levels are regulated by the Hoag Hospital PC Text which require that noise levels from the loading dock area do not exceed L_{eq} 65 dB(A) during the daytime hours of 7:00 am to 10:00 pm. Our measurements resulted in noise levels measured at the residential side of the acoustical barrier ranging from L_{eq} 51.4 dB(A) to L_{eq} 53.2 dB(A) which satisfies the L_{eq} 65 dB(A) maximum allowable noise level requirement.

2.2.2 East (Hospital) Side of Acoustical Wall

One (1) measurement position was conducted at the hospital side of the barrier on the curb of West Hoag Drive directly across from the loading dock. The measuring microphone was located at an elevation of 5' above the road bed for the entirety of the measurement program. See Figure 5.

During our measurements at the hospital side of the acoustical wall, dock-related noise and activity included deliveries, compactor operation and palletizing cardboard, forklift operation, and carts rolling on the dock. Hammering by construction of the compactor noise control enclosure did not occur during these measurements. Additionally, two (2) medium trucks entered the dock from the north along West Hoag Drive.

The maximum noise level was observed to be 88.3 dB(A) L_{max} which occurred during a truck delivery. The 15 minute average noise level of 58.8 dB(A) L_{eq} was recorded.

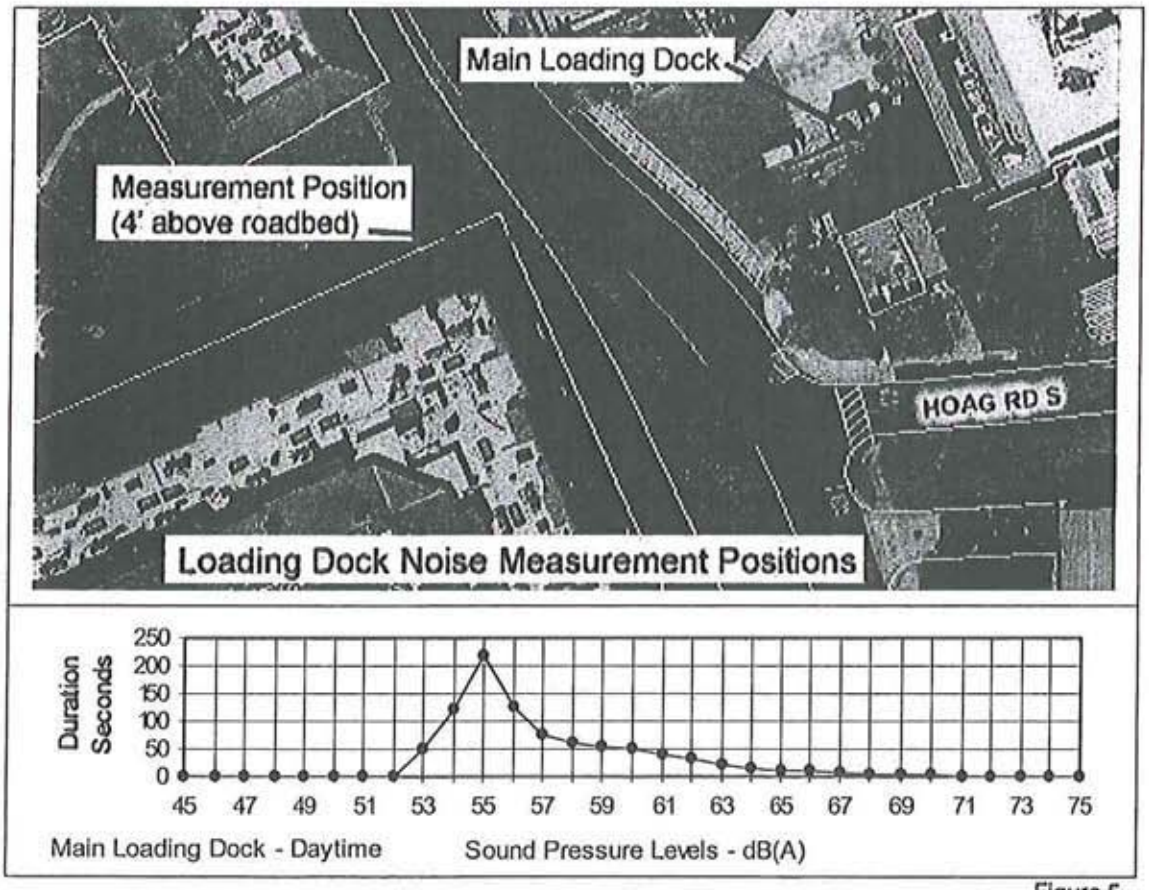


Figure 5

2.3 MAIN LOADING DOCK (NIGHTTIME)

Acoustical measurements near the loading dock at both sides of the acoustical barrier were conducted on 22 February 2011 starting at 10:00 pm. As the loading dock is closed during the nighttime hours, the predominant noise source was offsite traffic, and to a lesser degree mechanical equipment at the hospital.

2.3.1 West (Residential) Side of Acoustical Wall

As with the daytime tests, two (2) separate measurement locations on the residential side of the wall were conducted at both 5' and 15' elevations. During our measurements, minor offsite noise from commercial aviation, and occasional traffic noise from PCH was audible. See Figure 4 for acoustical testing location.

Position 1 was located midway between the acoustical wall and the face of the condominium building. At the 5' elevation we measured 50.6 dB(A) L_{max} and the 15 minute average noise level of 44.4 dB(A) L_{eq} was recorded. At the 15' elevation, we measured 66.1 dB(A) L_{max} and the 15 minute average noise level of 45.4 dB(A) L_{eq} was recorded.

Also shown in Figure 4, Position 2 was located approximately 10' from the face of the condominium building. At the 5' elevation we measured 55.5 dB(A) L_{max} and the 15 minute average noise level of 44.5 dB(A) L_{eq} was recorded. At the 15' elevation, we measured 57.8 dB(A) L_{max} and the 15 minute average noise level of 44.4 dB(A) L_{eq} was recorded.

CONCLUSION

Noise levels in this area are regulated by the Hoag Hospital PC Text which require that noise levels from the loading dock area do not exceed L_{eq} 55 dB(A) during the nighttime hours of 10:00 pm to 7:00 am. Our measurements resulted in noise levels measured at the residential side of the acoustical barrier ranging from L_{eq} 44.4 dB(A) to L_{eq} 45.4 dB(A) which satisfies the L_{eq} 65 dB(A) maximum allowable noise level requirement.

2.3.2 East (Hospital) Side of Acoustical Wall

The loading dock is closed during the nighttime hours. During our measurement, minor offsite traffic noise from PCH was audible, along with an exhaust or intake fan located in the south side of the West Tower.

One (1) measurement position, shown in Figure 5, was conducted at the hospital side of the barrier at the curb of West Hoag Drive directly across from the loading dock. The measuring microphone was located at an elevation of 5' above the road bed for the entirety of the measurement program.

At the east side of the barrier along the curb of Hoag Road, we measured noise levels of 54.5 dB(A) L_{max}, and a 15 minute average of 51.4 dB(A) L_{eq} were recorded.

2.4 DIETARY LOADING DOCK NOISE LEVELS & ACTIVITY

2.4.1 Daytime Noise Measurements & Activity

Measurements were conducted on 22 February 2011 at approximately 11:00 am. Our measurement location was at the western curb of West Hoag Drive directly across from the dietary loading dock. The measuring microphone was located at an elevation of 5' above the road bed for the entirety of the measurement program. See Figure 6 for acoustical testing location.

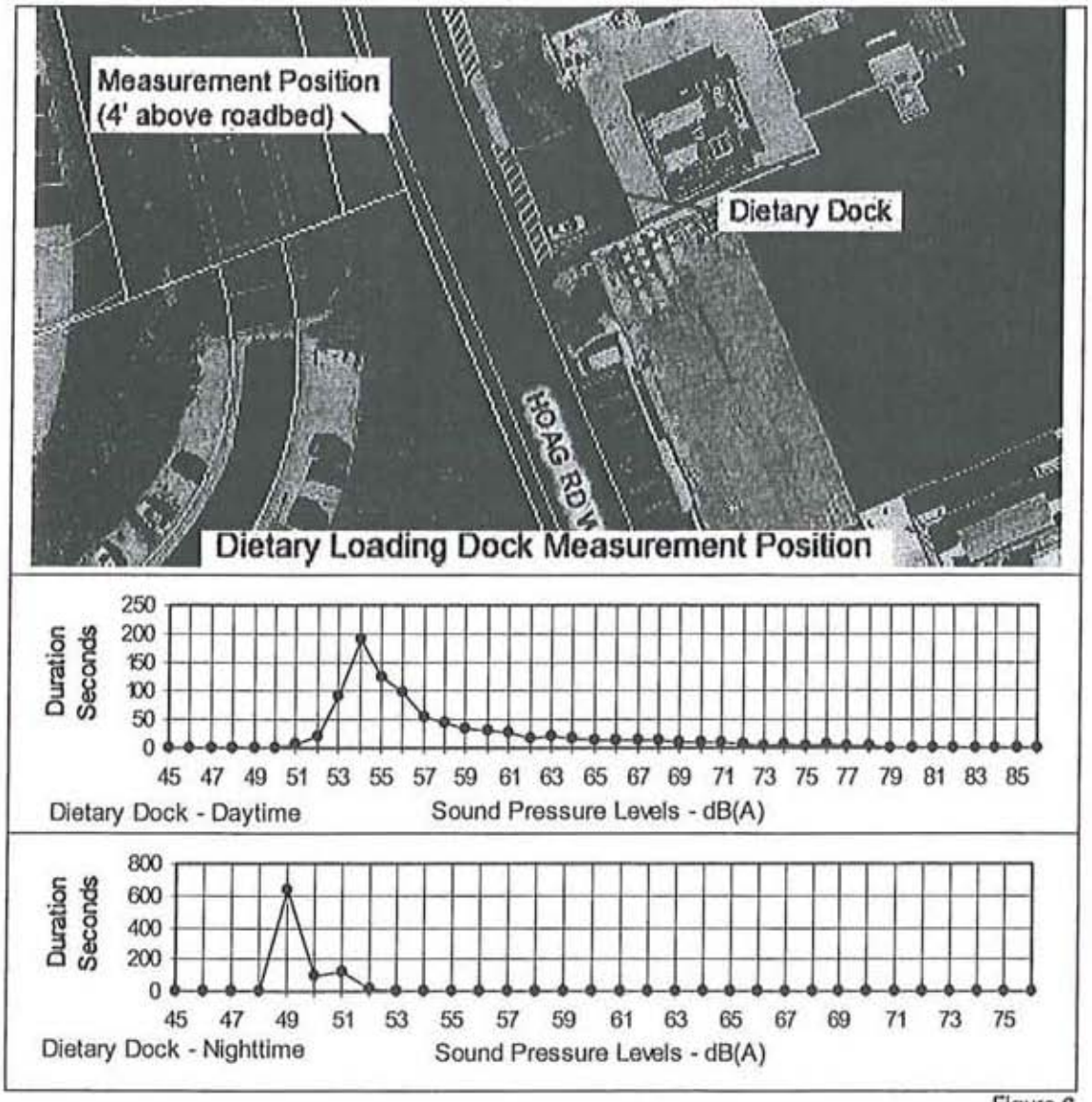


Figure 6

Activity at the dietary dock during our measurement included one truck backing into the dock, conversation between workers inside the highly reverberant and enclosed dock were audible, an ambulance and fire truck exiting the hospital north towards Hospital Road, and off-site traffic on Hospital Road and Newport Blvd. A large delivery truck southbound on West Hoag Road drove past our measurement location and thus was included in the measurement results.

We measured a 15 minute L_{eq} 63.9 dB(A), with a maximum recorded level of L_{max} 88.5 dB(A) which was generated by the large truck on West Hoag Road in close proximity to the microphone.

CONCLUSION

Noise levels in this area are regulated by the Hoag Hospital PC Text which require that noise levels from the Dietary loading dock do not exceed L_{eq} 65 dB(A) during the daytime hours of 7:00 am to

10:00 pm. Our measurements resulted in noise levels measured at the curb nearest the property line across from the Dietary dock was L_{eq} 63.9 dB(A) which satisfies the L_{eq} 65 dB(A) maximum allowable noise level requirement.

2.4.2 Nighttime Noise Measurements & Activity

Nighttime noise level measurements were conducted on 23 February beginning at 12:30 am. Our measurement location was at the western curb of West Hoag Drive directly across from the dietary loading dock. The measuring microphone was located at an elevation of 5' above the road bed for the entirety of the measurement program.

Predominant background noise levels observed near the dietary dock area were primarily from off-site traffic on Hospital Road and Newport Blvd. Mechanical equipment could also be heard in the background. Our measurements resulted in a 15 minute L_{eq} 47.8 dB(A), with a maximum recorded level of L_{max} 84.2 dB(A) generated by a hospital staff member working within the loading dock.

CONCLUSION

Noise levels in this area are regulated by the Hoag Hospital PC Text which require that noise levels from the Dietary loading dock do not exceed L_{eq} 55 dB(A) during the nighttime hours of 10:00 pm to 7:00 am. Our measurements resulted in noise levels measured at the curb nearest the property line across from the Dietary dock was L_{eq} 47.8 dB(A) which satisfies the L_{eq} 55 dB(A) maximum allowable noise level requirement.

2.5 COGENERATION FACILITY NOISE LEVELS AND ACTIVITY

As shown in Figure 7, measurements were conducted on Sunset View Park at approximately 10' from the south face of the condominium building located at 200 Paris Lane. The measuring microphone was located at an elevation of 4' above the road bed and also at 20' above the road bed during the measurements.

Measurements conducted at the 4'-0" elevation determine the noise level exposure at the lower first floor condominium units which benefit from the acoustical shielding provided by the hospital cogeneration building and existing topography. The noise levels measured at 20' determine the noise levels experienced at the third floor of the condominiums which may have a direct line-of-sight to the hospital cooling towers and minimal acoustical shielding effects. These upper floor units would experience the greatest noise impact from the cooling towers.

We observed that two (2) of the cooling towers in the cogeneration facility were operational during our tests and the installation of an acoustical barrier at the north end of the cooling tower building.

2.5.1 Daytime Noise Measurements & Activity

Measurements were conducted on 22 February 2011 during the hours of 9:00 am to 10:00 am. During the daytime measurements, the preponderance of ambient noise experienced was due to traffic on the nearby Superior Avenue and to a lesser degree from traffic on Pacific Coast Highway. Except during the quietest moments when traffic flow on Superior was controlled by the signal at Pacific Coast Highway, noise from the cooling towers and cogeneration facility was inaudible.

With the microphone located at a 4' elevation above the roadbed, we measured L_{eq} 53.3 dB(A) for a 15 minute duration and the maximum level recorded was L_{max} 80.1 dB(A) due to offsite traffic. With the microphone raised to the higher 20' elevation, we measured L_{eq} 58.1 dB(A) with a maximum recorded level of L_{max} 82.6 dB(A) from offsite traffic noise.

CONCLUSION

Noise levels in this area are regulated by the City of Newport Beach Noise Ordinance which require that noise levels do not exceed L_{eq} 60 dB(A) during the day due to hospital operations. Maximum levels must not exceed L_{max} 80 dB(A) during the daytime from hospital operations. This section of the residential area is located within 100' from the Hoag Hospital property line and therefore would be considered as Zone III – "Mixed-Use Residential"

With two (2) cooling towers operating, the measured noise levels of L_{eq} 53.3 dB(A) at the 4' elevation and L_{eq} 58.1 dB(A) at the 20' elevation satisfy the City of Newport Beach Noise Ordinance.

The worst case L_{max} 80.1 dB(A) measured at 4' above the roadbed and L_{max} 82.6 dB(A) measured at 20' above the roadbed were generated by offsite sources and therefore would not be considered in the City Noise Ordinance regarding control on mechanical equipment noise from the hospital operations. An accurate measurement of the cogeneration facility cooling towers must be measured during the nighttime hours when offsite noise is minimal.

2.5.2 Nighttime Noise Measurements & Activity

Measurements were conducted on 23 February 2011 starting at 2:00 am at the same location as the daytime measurements as shown on Figure 7.

During the nighttime measurements of the cogeneration facility, the ambient noise levels experienced was primarily traffic noise on PCH, waves crashing at the beach, and the cooling towers within the cogeneration facility.

The intruding noise levels from offsite sources were often equal to, or exceeded the noise levels generated by the mechanical equipment under test. To the degree possible, testing sequences were manually paused during these offsite occurrences however the test results were based on a fully integrated 15 minute sampling.

With the microphone located at a 4' elevation above the roadbed, we measured L_{eq} 47.0 dB(A) for a 15 minute duration and the maximum level recorded was L_{max} 47.9 dB(A). With the microphone raised to the higher 20' elevation, we measured L_{eq} 48.7 dB(A) with a maximum recorded level of L_{max} 50.2 dB(A).

CONCLUSION

Noise levels in this area are regulated by the City of Newport Beach Noise Ordinance which require that noise levels do not exceed L_{eq} 50 dB(A) during the night due to hospital operations. Maximum levels must not exceed L_{max} 70 dB(A) during the nighttime from hospital operations.

With two (2) cooling towers operating, the measured noise levels of L_{eq} 47.0 dB(A) at the 4' elevation and L_{eq} 48.7 dB(A) at the 20' elevation satisfy the L_{eq} 50 dB(A) allowable noise level requirement of the City of Newport Beach Noise Ordinance during nighttime hours.

The worst case L_{max} 47.9 dB(A) measured at 4' above the roadbed and L_{max} 50.2 dB(A) measured at 20' above the roadbed also satisfy the City of Newport Beach maximum allowable L_{max} 70 dB(A) noise standard.

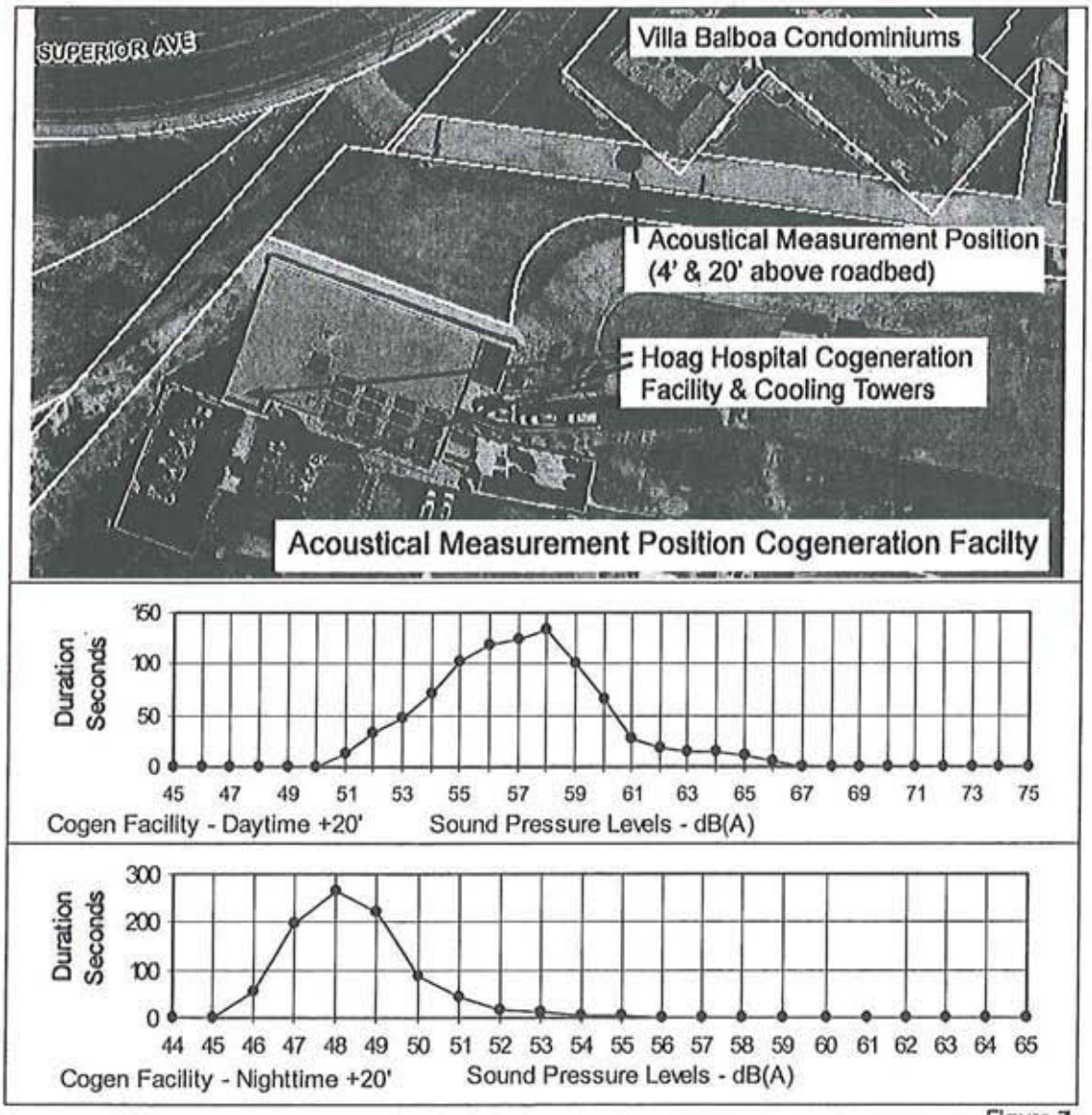


Figure 7

2.6 GENERAL AMBIENT CONDITIONS

To illustrate the general noise environment in and around the hospital, daytime and nighttime ambient noise measurements were conducted on 22 February 2011 at the locations shown described below. The purpose of these measurements is to document the current conditions and track any changes over time.

The noise levels measured in these locations are primarily from traffic sources and aircraft operations only. Specific hospital equipment and on-site operations were of too great a distance and were not contributory to these measurements.

2.6.1 Catalina Drive & Old Newport Blvd.

The first location for our measurements was the intersection of Catalina Drive and Old Newport Blvd. shown in Figure 8. This environment consisted of small residences and businesses. The general noise source was traffic along Newport Blvd., and to a lesser extent Pacific Coast Highway. Traffic on Catalina Drive and Old Newport Blvd. were not major contributors to the ambient noise environment.

Nighttime tests began at 5:00 am, and daytime tests started at 1:50 pm.

Table 2.6.1.a
General Ambient Conditions

Measurement Location	Daytime		Nighttime	
	L_{eq}	L_{max}	L_{eq}	L_{max}
Catalina Drive/Old Newport Blvd.	69.1	91.0	59.8	76.9

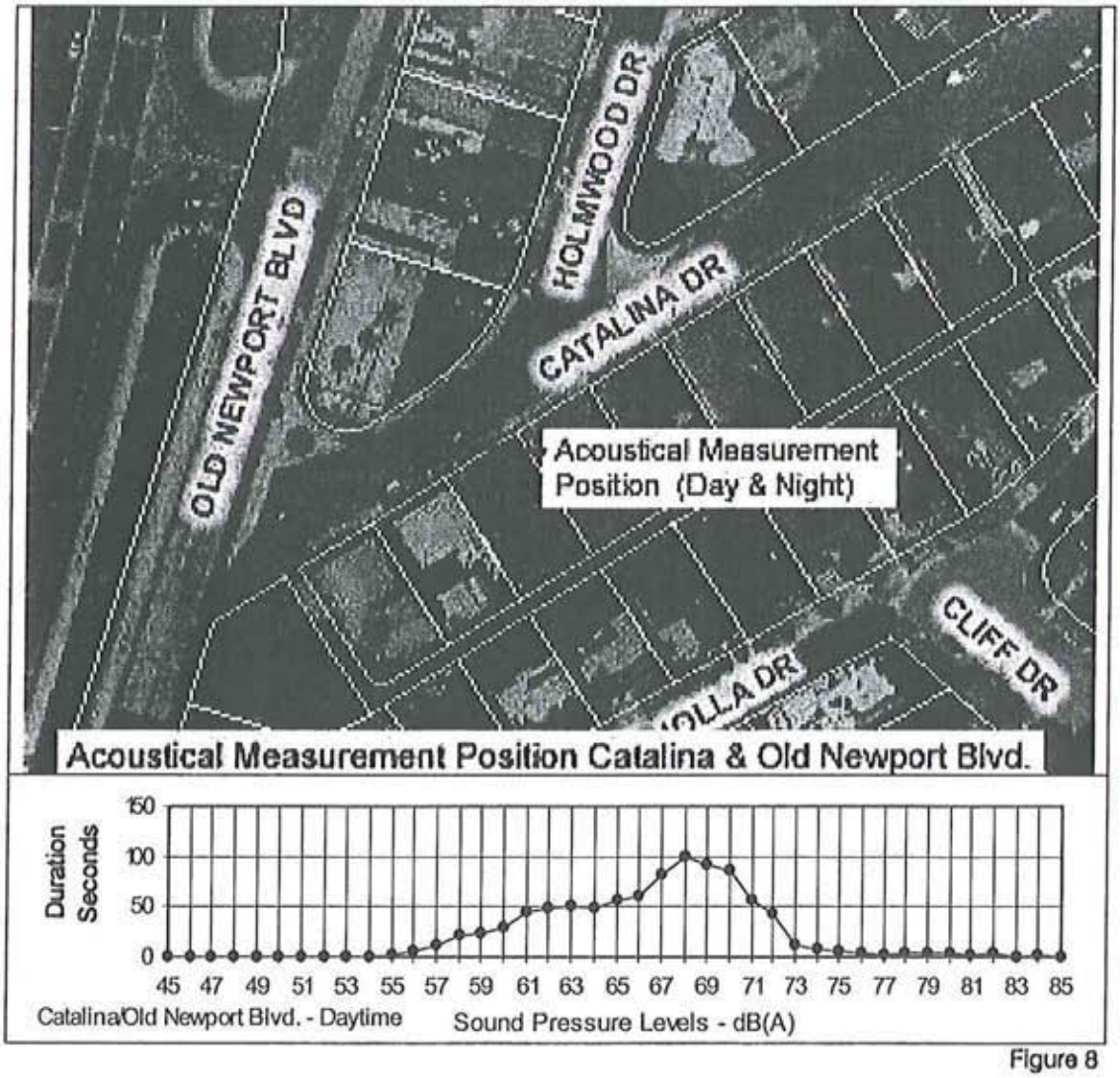


Figure 8

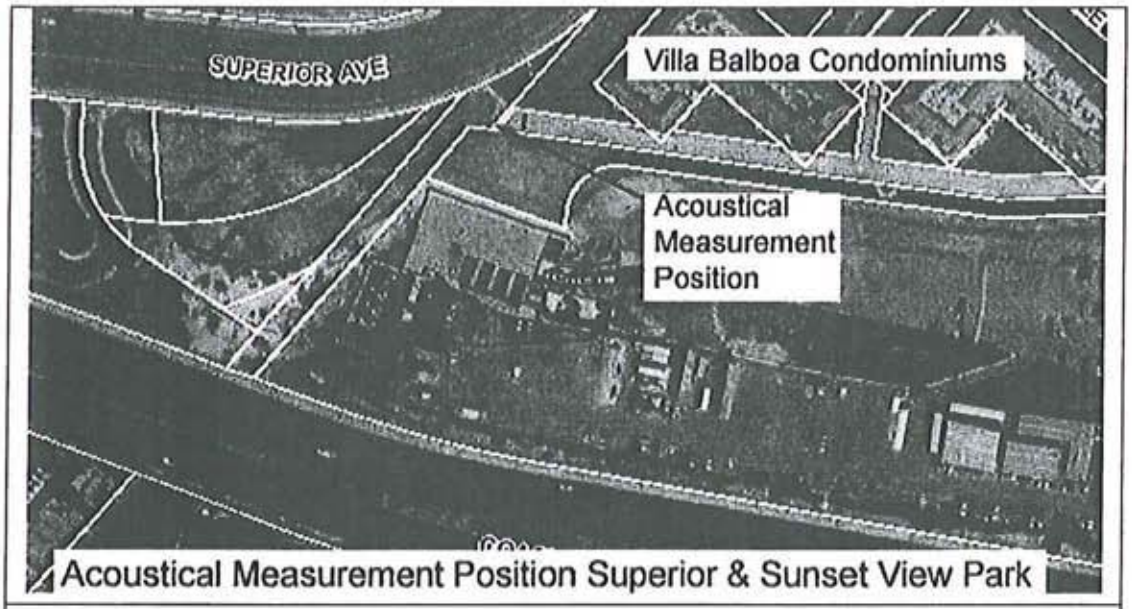
2.6.2 Superior Avenue & Sunset View Park

Measurements were conducted at Superior Avenue & Sunset View Park as shown in Figure 9. Ambient noise levels were from traffic on Superior Avenue and to a lesser degree from traffic accelerating from the stop light at Superior Avenue and Pacific Coast Highway. Occasional conversations from people walking along Sunset View Park were also included in our measurements.

Nighttime tests began at 6:00 am, and daytime tests started at 10:00 am.

Table 2.6.2.a
General Ambient Conditions

Measurement Location	Daytime		Nighttime	
	L_{eq}	L_{max}	L_{eq}	L_{max}
Superior Ave. and Sunset View Park	61.8	85.0	60.2	76.3



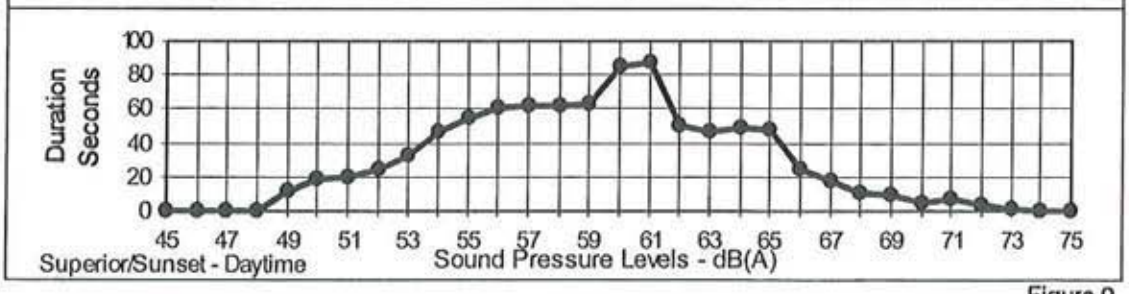


Figure 9

2.6.3 Sunset View Park & West Hoag Road

Measurements were conducted at Sunset View Park & West Hoag Road as shown in Figure 10. Ambient noise levels were from traffic on Pacific Coast Highway, minor traffic along West Hoag Road, and vehicles within the nearby parking garage.

Nighttime tests began at 5:30 am, and daytime tests started at 10:30 am.

Table 2.6.3.a
General Ambient Conditions

Measurement Location	Daytime		Nighttime	
	L_{eq}	L_{max}	L_{eq}	L_{max}
Sunset View Park and West Hoag Road	55.6	67.4	52.3	67.6

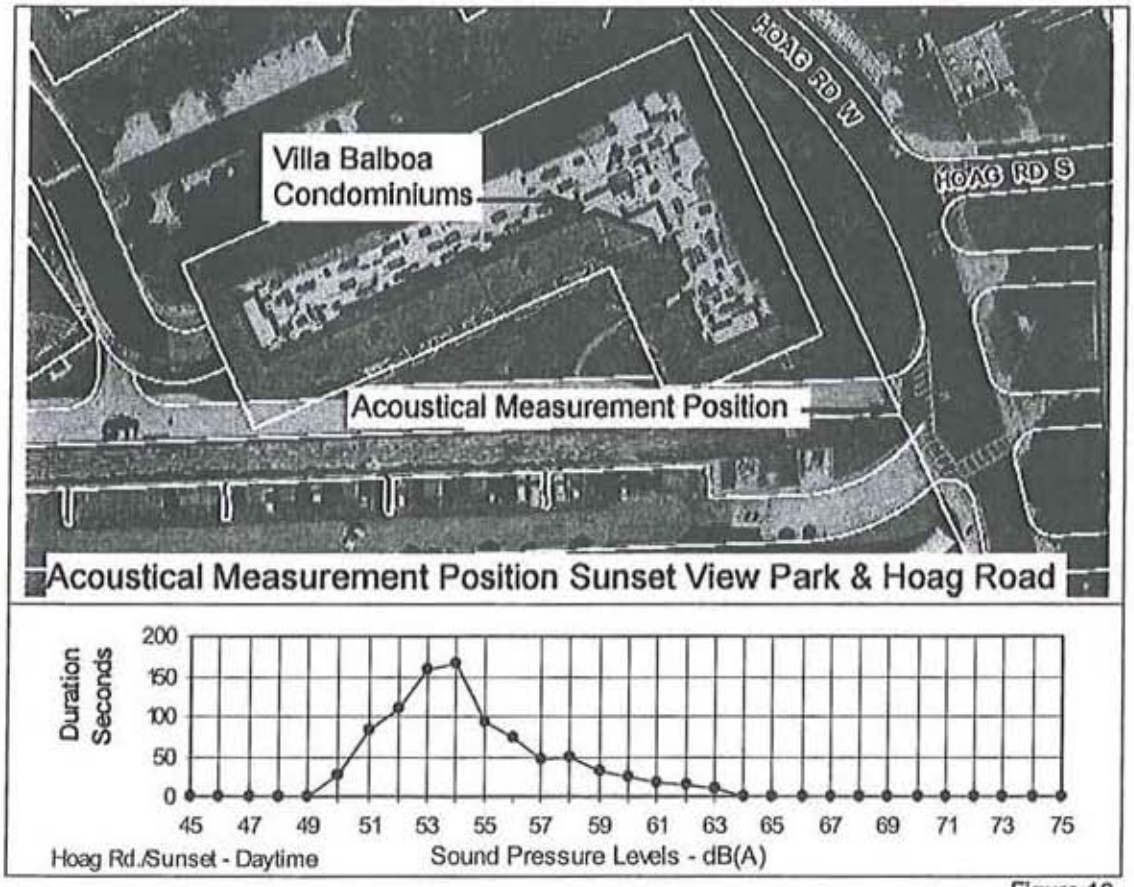


Figure 10

2.7 200 PARIS LANE - VILLA BALBOA CONDOMINIUM COMPLEX

Per Term 3 of the Settlement Agreement between Hoag Memorial Hospital Presbyterian and Villa Balboa Community Association, noise shall be measured at 200 Paris Lane annually to verify compliance with the City of Newport Beach Noise Ordinance of the Municipal Code Chapter 10.26. A specific location for the acoustical measurements is not discussed within the Settlement Agreement.

Noise level measurements within the Villa Balboa complex were conducted during the daytime and nighttime hours on 22 February 2011 at the location shown in Figure 11.

2.7.1 Daytime Noise Measurements

Daytime measurements were conducted at 1:40 pm at the emergency exit gate immediately east of the 200 Paris Lane condominium. With the microphone located at a 4' elevation above the roadbed, we measured L_{eq} 53.9 dB(A) for a 15 minute duration and the maximum level recorded was L_{max} 67.9 dB(A).

The general ambient noise consisted of traffic noise from Pacific Coast Highway and to a lesser degree, Superior Avenue. Automobile noise from within a parking garage of the Villa Balboa complex was occasionally audible. Mechanical equipment noise from Hoag Hospital was not identifiable.

2.7.2 Nighttime Noise Measurements

Nighttime noise measurements were conducted at 10:15 pm, also at the exit gate east of the 200 Paris Lane condominium. With the microphone located at a 4' elevation above the roadbed, we measured L_{eq} 42.0 dB(A) for a 15 minute duration with the maximum recorded level of L_{max} 60.4 dB(A).

General ambient noise was from traffic on Superior Avenue. Acoustical shielding provided by the condominium buildings provided sufficient noise reduction to reduce mechanical equipment noise from the hospital cogeneration facility to inaudibility.

CONCLUSION

The noise levels measured at this location were generated by offsite sources and therefore would not be considered in the City Noise Ordinance regarding control on mechanical equipment noise from the hospital operations. Measurement data collected however is presented relative to the levels specified in the noise ordinance.

Noise levels in this area are regulated by the City of Newport Beach Noise Ordinance which require that noise levels do not exceed L_{eq} 50 dB(A) during the nighttime hours, and L_{eq} 60 dB(A) during the daytime due to hospital operations. Maximum levels must not exceed L_{max} 80 dB(A) during the daytime and L_{max} 70 dB(A) during the nighttime from hospital operations.

With two (2) cooling towers operating, the noise levels of L_{eq} 53.9 dB(A) measured during the day and L_{eq} 42.0 dB(A) measured during the nighttime hours both satisfy the L_{eq} 60 dB(A) daytime and L_{eq} 50 dB(A) nighttime allowable noise level requirement of the City of Newport Beach Noise Ordinance.

The worst case L_{max} 67.9 dB(A) measured during the daytime and L_{max} 60.4 dB(A) measured during the nighttime hours also satisfy the City of Newport Beach maximum allowable L_{max} 80 dB(A) daytime and L_{max} 70 dB(A) nighttime allowable noise level requirement of the City of Newport Beach Noise Ordinance.

2.8 MEASUREMENTS AT 260 CAGNEY LANE CONDOMINIUM – UNIT 304

Daytime and nighttime noise level measurements at residential Unit 304 on 260 Cagney Lane were conducted on 22 February 2011 to determine the noise environment on the exterior balcony which faces east towards the hospital, as also within the unit's interior.

This unit is located on the third floor of the condominium building, was fully furnished, and the living room has a direct line of sight to the rooftop mechanical equipment as well as to the louvers located in the west wall of the second story mechanical equipment room of the West Tower. The balcony is exposed to rooftop mechanical equipment as well as the hospital loading docks.

The windows and the sliding glass door leading to the balcony of the condominium had been recently replaced with new thermal glass units. The new assemblies were not marked or identified with the installed glass thickness or composition. See Figure 12 for acoustical testing locations.

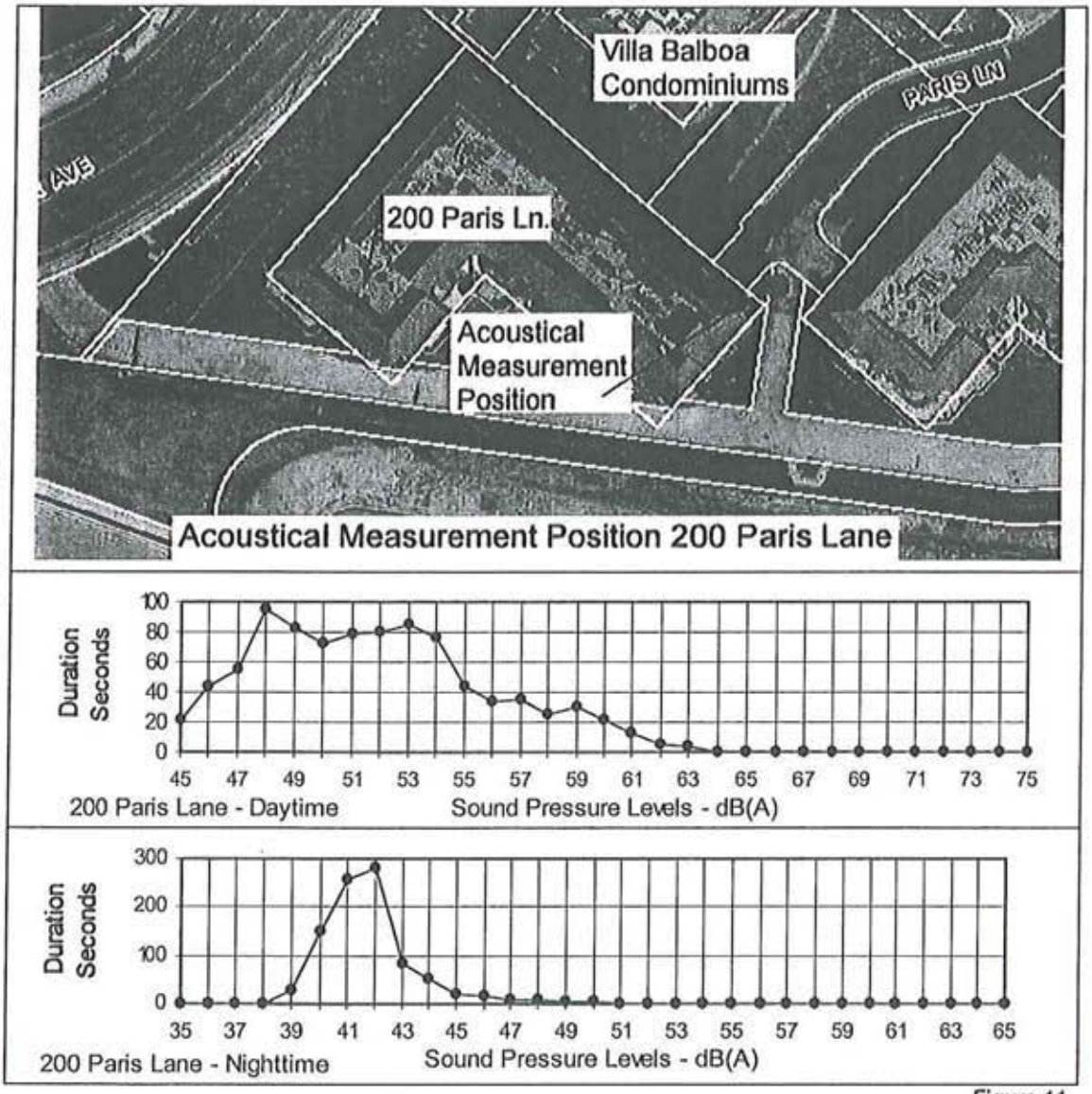


Figure 11

2.8.1 Daytime Noise Measurements

Measurements were conducted at 12:45 pm on 22 February 2011 on the unit's exterior balcony, and at 1:30 pm within the unit's living room with the windows facing east closed.

For the balcony measurements, the microphone was located at an elevation of 5' above the balcony floor, and equal to the plane of the condominium building facing east towards the hospital.

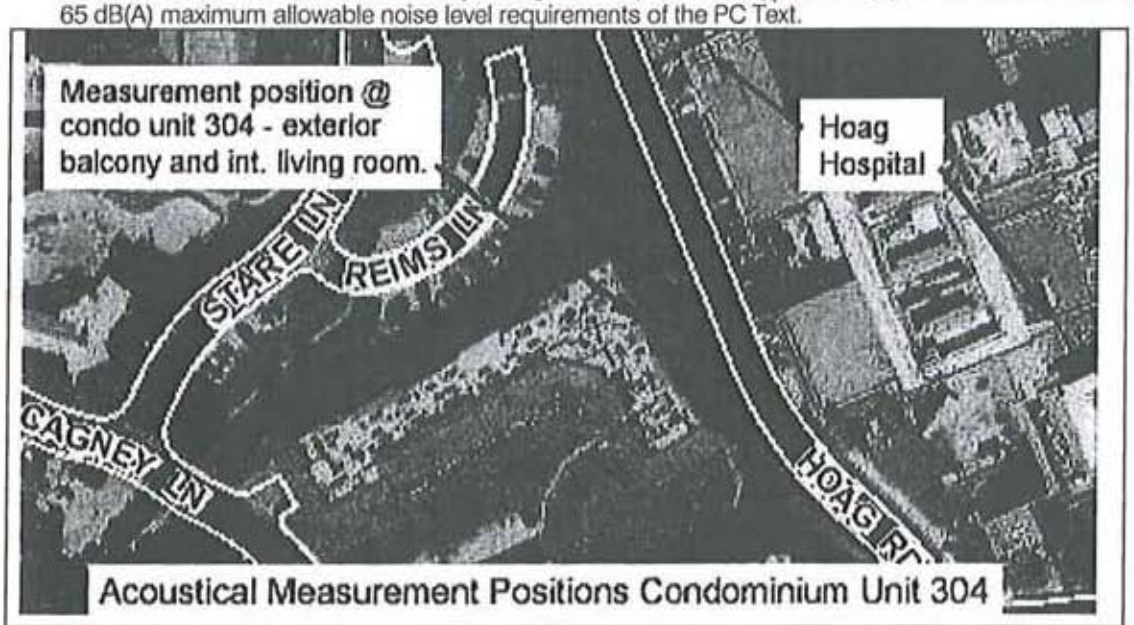
Background noise levels on the balcony were primarily from off-site traffic, general activity at the hospital including hospital staff in the outdoor eating area, and hospital mechanical equipment. The doors between the outdoor eating area and the hospital cafeteria were unusually noisy when allowed to slam closed, most probably due to the automatic closers misadjusted.

On the balcony, we measured a 15 minute L_{eq} 60.6 dB(A) from the multiple sources, with a maximum recorded level of L_{max} 82.6 dB(A).

Interior measurements were conducted at a location in the interior living room, approximately 5' from the east exterior wall. General exterior noise sources were difficult to accurately distinguish within the unit when the windows are closed. Interior noise level measurements resulted in a 15 minute L_{eq} 35.3 dB(A), and a maximum level of L_{max} 47.2 dB(A) with the windows closed.

CONCLUSION

Noise levels in this area are regulated by the Hoag Hospital PC Text which require that noise levels from the hospital do not exceed L_{eq} 65 dB(A) during the daytime hours of 7:00 am to 10:00 pm. The noise levels measured on the balcony facing the hospital were L_{eq} 60.6 dB(A), which satisfies the L_{eq} 65 dB(A) maximum allowable noise level requirements of the PC Text.



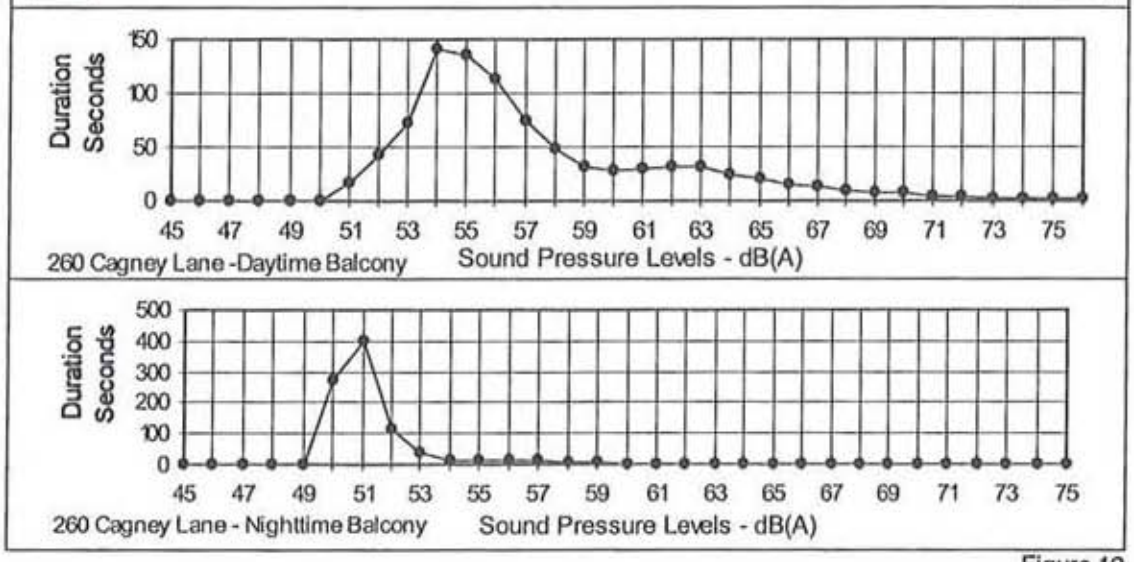


Figure 12

2.8.2 Nighttime Noise Measurements

Measurements were also conducted in Unit 304's exterior balcony and within the unit's living room during the evening. Measurements were scheduled to start at 11:00 pm however the units tenant request they be started earlier, they began at 9:00 pm. Measurement positions were at the same locations as the earlier daytime positions and are shown on Figure 12.

Noise levels measured on the balcony were primarily from off-site traffic and mechanical equipment operating on the hospital rooftop. On the balcony, we measured a 15 minute L_{eq} 51.7 dB(A), with a maximum recorded level of L_{max} 63.4 dB(A).

Exterior-generated noise sources were measured in the units living room at the same location as the earlier daytime tests. Exterior noise sources were difficult to accurately distinguish within the unit when the windows are closed. Interior noise level measurements resulted in a 15 minute L_{eq} 34.2 dB(A), and a maximum level of L_{max} 48.1 dB(A) with the windows closed.

CONCLUSION

Noise levels in this area are regulated by the Hoag Hospital PC Text which require that noise levels from the hospital do not exceed L_{eq} 55 dB(A) during the nighttime hours of 10:00 pm to 7:00 am. The noise levels measured on the balcony facing the hospital were L_{eq} 51.7 dB(A), which satisfies the L_{eq} 55 dB(A) maximum allowable noise level requirements of the PC Text.

3.1 CONCLUSION AND SUMMARY OF ACOUSTICAL TESTING RESULTS

The results of all acoustical measurements included the noise reduction mitigation measures installed to date at the hospital complex. While not an exhaustive list, visible noise control devices installed at the hospital are as follows:

- Noise control penthouse constructed on the ancillary building roof to control noise of recently replaced kitchen exhaust fans.
- Acoustical barrier wall constructed at perimeter of ancillary building to acoustically shield the nearby residential condominiums.
- Acoustical louvers and other noise control devices installed within the West Tower second floor mechanical room
- Sound absorbing panels installed at the wall surfaces of the loading dock.
- Acoustical barrier wall approximately 20' ± tall constructed along West Hoag Road to shield residential condominiums from noise generated by hospital operations.
- Under construction is a noise control enclosure for the cardboard compactor located in the loading dock parking lot.

The mitigation measures currently installed have sufficiently reduced hospital-generated noise to satisfy the applicable City of Newport Beach Noise Ordinance, and the Hoag Memorial Hospital Planned Community Development Criteria & District Regulations.

TAB 2

COGEN WEATHER STATIONREPORTS

PA2009-064
2011 DEVELOPMENT AGREEMENT REVIEW

TAB 2

March 24, 2011

Mr. Gregg Zoll
Senior Project Manager
Facilities Design and Construction
Hoag Memorial Hospital Presbyterian
500 Superior Ave., Ste 300
Newport Beach, CA, 92663

Re: **City Mitigation Measure – Cogen Operation Review**
Progress Report November 18, 2010 – March 19, 2011 Period
Hoag Memorial Hospital Presbyterian, Newport Beach, CA

Dear Gregg:

We have completed our review of the Cooling Tower Curtailment Reports for the period of November 18, 2010 through March, 19, 2011. Reference attachments, period summary, path forward and conclusions follow:

A. REFERENCE ATTACHMENTS

1. Cooling Tower Plume Mitigation Operations Protocol
2. Cooling Tower Curtailment Reports November 18, 2010 – March 19, 2011 Period
3. Energy Management Control System, Cogen Plume Mitigation Flow Diagram

B. PERIOD SUMMARY (November 18, 2010, through March 19, 2011)

1. Ongoing monitoring, trending and documentation (electronic and hard copy) of local weather conditions including temperature, humidity, precipitation, wind speed and direction via a solar powered weather station (installed summer 2008).
2. Based on monitored weather conditions – ongoing 24/7 advance notification to operators of pending weather conditions that may cause a plume to form.
3. Ongoing Cogeneration Plant and cooling tower load curtailment and load shifting in accordance with Section 8.5 of the amended DA.
4. Scheduling of Cogeneration Plant equipment maintenance periods to coincide with November 2010 through April 2011 curtailment period, as deemed appropriate
5. For the period of November 18, 2010 through March 19, 2011, the Cogeneration Plant's effective heat rejection was reduced by 33 percent minimum to curtail plume formation.

C. PATH FORWARD

1. Continue reporting and documentation. Summary in period Executive Summary.
2. Continue monitoring in documentation for the remainder of March and April 2011.
3. November 2011 - April 2012 period monitoring, trending and documentation.

D. CONCLUSIONS

1. In conclusion, for the November 18, 2010 – March 19, 2011 period, for complete data sets, the Cogeneration Plant operation is in compliance with Section 8.5 of the amended DA.

Sincerely,

X-nth Inc.

CMB

Michael Trzepacz, P.E.

Michael Trzepacz, PE
Principal

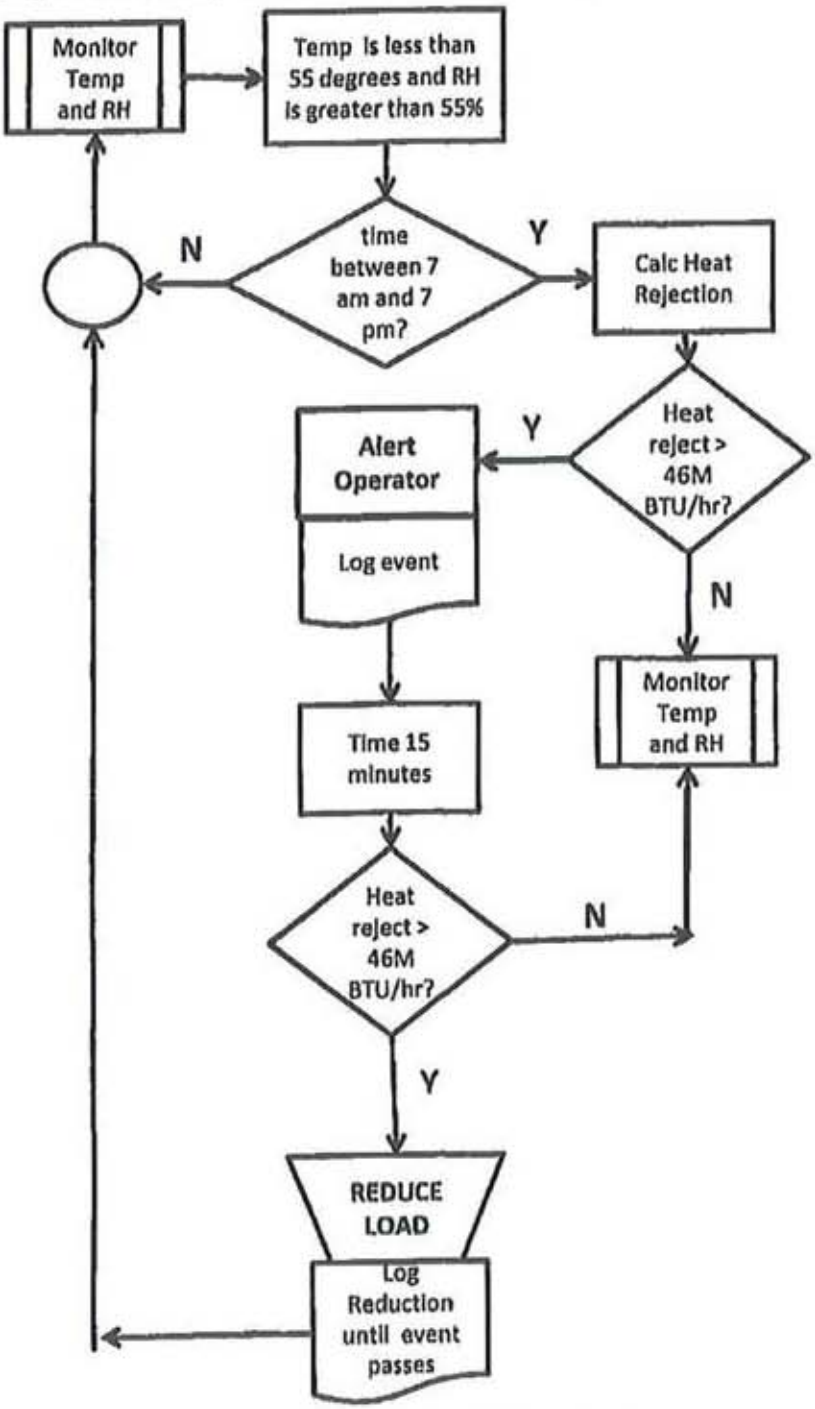
Date: March 22, 2011

Subject: Hoag Hospital Cogeneration Plant (Co-Gen) Mitigation
Cooling Tower Plume Mitigation Operations Protocol

The procedure to react to weather condition that could result in a cooling tower plume will include the following steps by the programmed Energy Management Control System (EMS):

1. When the EMS records and reports conditions at the Co-Gen weather station where the Temperature (T) is less that 55 °F and Relative Humidity (RH) is greater that 55%, the EMS determines if the time is between 7 a.m. (07:00) and 7 p.m. (19:00).
2. If the time is outside 7 and 7, then continue monitoring T and RH.
3. If the time is inside 7 and 7 then the EMS automatically calculates heat rejection load.
4. The EMS determines if the calculated heat rejection is greater than 46.2 M BTU/hr.
5. If heat rejection is less than 46.2 M BTU/hr. then the EMS continues monitoring T and RH.
6. If the calculated heat rejection is greater than 46.2 M BTU/hr., then the EMS automatically alerts the operator with audible and visual alarms for heat reduction operations.
7. The EMS automatically logs the event for auditing and reporting.
8. The EMS starts a delay timer for 15 minutes to confirm the T and RH conditions.
9. If the conditions continue then the EMS automatically alerts the operator to commence heat rejections reduction procedures.
10. The EMS automatically calculates the reduction requirements and recommends one or a combination of the following:
    - Secure steam chiller/absorber equipment.
    - Redirect Chill Water (CHW) to other equipment and/or locations.
    - Secure generation equipment.
11. The EMS automatically logs or trends the event and all Co-Gen equipment operations.
12. The EMS will automatically alert the operator when Co-Gen operations can return to normal.
13. At all times the EMS continues to monitor T and RH.

Hoag Memorial Hospital Lower Campus Central Utility Plant



Energy Management Control System
Co-Gen Plume Mitigation Flow Diagram


GOVERNMENT SOLUTIONS
1 San Joaquin Plaza #230 • Newport Beach, CA 92660
(949) 717-7943 • (949) 717-7942, fax • www.govsol.com
Hoag Memorial Hospital
DA Annual Review
CoGen Progress Reports
2010 – November, December
2011-January, February, March 19th

TAB 3

MITIGATION MEASURES AND PC TEXT REQUIREMENTS

PA2009-064
2011 DEVELOPMENT AGREEMENT REVIEW

TAB 3

Hoag Hospital Project: _____

Mitigation Measure: 3.4-9

Upon installation of the fourth cooling tower at the cogeneration facility, additional noise measurements shall be performed to determine compliance with the City's Noise Ordinance. The measurements shall be made and a report submitted to the City within three months of commencement of operations of the fourth cooling tower. If a violation is noted, the problem must be corrected and a second set of measurements submitted to the City showing compliance within one year of commencement of operations of the fourth cooling tower.

Standard for Compliance: Submission of report documenting additional noise measurements and abatement of violation if necessary.

Method of Verification: Documentation of report.

Timing of Verification: Upon installation of the fourth cooling tower at the cogeneration facility. If a violation is noted, the problem must be corrected and a second set of measurements submitted to the City showing compliance within one year of commencement of operations of the fourth cooling tower.

Responsible Party(ies): Applicant; acoustical engineer; Planning Director or designated representative.

Verification Date:

City of Newport Beach Verification

Approved on:

Approved by:

Signature: _____

Hoag Hospital Project: _____

Mitigation Measure: PDF 3.4-1

Within six months following approval of the Master Plan Update Project by the City of Newport Beach and the expiration of any appeals, statute of limitations or referendum periods for challenging any of the Project approvals, the Applicant shall offer a window/sliding glass door upgrades (dual pane windows) and balcony barrier extensions to the owners of the residences (Owners) of 12 condominium units at 260 Cagney Lane, Newport Beach, in Units 202 through 207 and 302 through 307. With respect to the balcony barrier extensions, the extensions shall be 3/8-inch-thick tempered glass with a frame. The top of the extensions shall extend approximately 5 to 6 feet above the balcony deck. Where windows and/or sliding glass doors would be located behind a balcony barrier, the Applicant would not be required to provide window and/or sliding glass door upgrades. Other windows/sliding glass doors of the identified condominium units would be upgraded with dual pane glass with a Sound Transmission Class (STC) rating of 37 or better. Upgrades would be subject to the approval of the Homeowners Association and Owner.

The Applicant shall be responsible for the implementation of the noted upgrades pursuant to the following provisions and guidelines: (i) in order to participate in the program and receive new balcony barrier extensions and/or windows/sliders, each Owner must provide written notice to the Applicant within 45 days following receipt of the proposed program from Applicant, that the Owner wants to participate in the program; (ii) failure to respond within such time period shall mean the Owner desires not to participate; . (iii) the replacement balcony barrier extensions/windows/sliders shall be installed by a third-party contractor as part of one overall program pursuant to a contract between the Villa Balboa Homeowners Association (Association) and such third-party contractor selected by the Association; (iv) the Association shall provide the Applicant with a written estimate from the contractor stating that the total cost of the replacement program and obtain Applicant's written approval of such work prior to executing a contract with the contractor; (v) the total cost of the balcony barrier extensions and window/slider replacement, and related patch-up work to be reimbursed by the Applicant to the Association for all Owners shall not exceed the total cost identified in a Bid Estimate approved by the City prepared by a qualified and licensed contractor plus reasonable administrative costs to manage the contract and construction effort; and (vi) provided the Applicant receives the reimbursement request from the Association within 60 days following completion of the work, the Applicant shall reimburse the Association for the cost of the work within 30 days of the Applicant's receipt of a final receipt, bill or invoice from the Association evidencing that the balcony barrier extensions, and window/slider replacement work was completed pursuant to the approved estimate.

Standard for Compliance: Hoag to provide copies of all documentation between Hoag and affected property owners; installation of balcony barrier extensions, wall insulation, and window and/or slider upgrades to participating property owners.

Method of Verification: Documentation of correspondence; field inspection.

Timing of Verification: Prior to issuance of building permits; installation within 6 months of approval of the Master Plan Update Project.

Responsible Party(ies): Applicant; Planning Director or designated representative.

Hoag Hospital Project: _____

Mitigation Measure: PDF 3.4-2

Within 12 months following approval of the Master Plan Update Project by the City of Newport Beach and the expiration of any appeals, statute of limitations or referendum periods for challenging any of the Project approvals and subject to the City's issuance of a building permit, the Applicant shall have constructed a sound wall of approximately 470 linear feet along West Hoag Drive within the boundaries of the Applicant's property. The sound wall would be constructed adjacent to Hoag Drive and set back approximately 3 to 6.5 feet from the edge of the existing curb. The sound wall shall range in height from approximately 17 to 23 feet between West Hoag Drive and the 280 Cagney Lane condominium building; and approximately 14 to 18.5 feet at the 260 Cagney Lane condominium. The location of the sound wall is provided in Exhibit 1. The sound wall shall be constructed using the Sound Fighter® LSE Wall System (or a sound wall system with the same sound attenuation capability and construction implementation capability).

To the maximum degree feasible, the sound wall shall be constructed to retain existing vegetation which serves as a visual screen. Vegetation that is required to be removed associated with installation of the sound wall shall be replaced in-kind with specimen plant material as designated on a landscape and irrigation plan prepared by a licensed landscape architect. The plan shall be subject to review by the Villa Balboa Community Association, and review and approval by the City.

The Applicant shall be responsible for the maintenance of landscaping within the property boundaries of Hoag. Any future modifications made to the sound wall and/or landscaping shall be reviewed and approved by the Planning Director.

If the removal of vegetation is scheduled to proceed between March 1 and July 31, no more than seven days prior to the onset of construction activities that would impact trees associated with the sound wall, a qualified Biologist shall conduct a pre-construction bird nesting survey for the trees scheduled for removal to determine the presence of any active bird nest. If an active bird nest is found, the tree cannot be removed until the nest is deemed no longer occupied by the qualified Biologist. If no active nests are found, tree removal may commence. Trees removed anytime between August 1 and February 28 do not require any nesting bird surveys, or corresponding avoidance measures for nesting bird species.

Standard for Compliance: Shown on approved building plans.

Method of Verification: Plan check for grading and building permits issued by the City.

Timing of Verification: Within 12 months of the certification of the Hoag Memorial Hospital Presbyterian Master Plan Update Final Supplemental EIR (SEIR), as detailed in the above measure.

Responsible Party(ies): Applicant; Building Director or designated representative; Planning Director or designated representative; qualified biologist.

Verification Date:

Hoag Hospital Project: _____

Mitigation Measure: 119

Non-vehicular activities, such as the operation of the trash compactor, which occur in the vicinity of the service/access road shall be operated only between the hours of 7:00 AM and 7:00 PM daily.

Standard for Compliance: Strict adherence to the operating hours; compliance documented as part of the Development Agreement annual review.

Method of Verification: Documentation of compliance.

Timing of Verification: Ongoing during construction and project operation.

Responsible Party(ies): Applicant; Planning Director or designated representative.

Verification Date:

City of Newport Beach Verification

Approved on:

Approved by:

Signature: _____

Hoag Hospital Project: _____

Mitigation Measure: 3.4-2

The final plans for heating, ventilation, and air conditioning (HVAC) equipment for the Ancillary Building and West Tower shall be submitted to the City for review and approval. The plans shall be reviewed by an Acoustical Engineer to ensure that they will achieve 55 dBA (Leq) at the property line adjacent to the loading dock area. These plans need to be submitted within six months of the certification of the Hoag Memorial Hospital Presbyterian Master Plan Update Final Supplemental EIR (SEIR). If Hoag does not pursue the redesign of the HVAC systems for the Ancillary Building and West Tower, Hoag shall submit within six months of the certification of the Final SEIR a plan to the City that details how Hoag will bring the current equipment into compliance with the 55 dBA nighttime noise limit when measured at the property line adjacent to the loading dock area.

Standard for Compliance: Approval of final plans for heating, ventilation, and air conditioning (HVAC) equipment for the Ancillary Building and West Tower.

Method of Verification: Plan check and noise measurements.

Timing of Verification: Within six months of the certification of the Hoag Memorial Hospital Presbyterian Master Plan Update Final Supplemental EIR (SEIR), as detailed in the above measure.

Responsible Party(ies): Applicant; Planning Director or designated representative.

Verification Date:

City of Newport Beach Verification

Approved on:

Approved by:

Signature: _____

Hoag Hospital Project: _____

Mitigation Measure: 3.4-3

Prior to issuance of building permits for any project that includes HVAC equipment, an acoustical study of the noise generated by the HVAC equipment shall be performed and a report that documents the results shall be submitted. This report shall present the noise levels generated by the equipment and the methodology used to estimate the noise levels at nearby residential uses or property boundary, as applicable; the report will also demonstrate that combined noise levels generated by all new HVAC equipment does not exceed applicable regulations. This study shall be reviewed and approved by the City prior to issuance of building permits. After installation of the equipment, noise measurements shall be performed and provided to the City that demonstrates compliance with applicable noise level limits.

Standard for Compliance: Approval of applicable acoustical study, provision of noise measurements to the City after installation.

Method of Verification: Approved applicable acoustical study.

Timing of Verification: Prior to issuance of building permits for any project that includes HVAC equipment, measurements after installation of applicable equipment.

Responsible Party(ies): Applicant; Planning Director or designated representative.

Verification Date:

City of Newport Beach Verification

Approved on:

Approved by:

Signature: _____

Hoag Hospital Project: _____

Mitigation Measure: 3.4-4

Truck deliveries to the loading dock area are restricted to the hours of 7:00 AM to 8:00 PM. It is noted that special situations may arise that require delivery outside of these hours.

Standard for Compliance: Strict adherence to the operating hours; compliance documented as part of the Development Agreement annual review.

Method of Verification: Documentation of compliance.

Timing of Verification: Ongoing during project operation.

Responsible Party(ies): Applicant; Planning Director or designated representative.

Verification Date:

City of Newport Beach Verification

Approved on:

Approved by:

Signature: _____

Hoag Hospital Project: _____

Mitigation Measure: 3.4-5

Sound absorption panels on the east wall of the loading dock shall be installed. Approximately 450 square feet of absorptive panels shall be used to cover major portions of the back wall of the loading dock area. The Noise-Foil panels by Industrial Acoustics or a panel with an equivalent or better sound rating shall be used.

Standard for Compliance: Installation of sound absorption panels.

Method of Verification: Field inspection and noise measurements.

Timing of Verification: Installation within 6 months of approval of the Master Plan Update Project.

Responsible Party(ies): Applicant; acoustical engineer; Planning Director or designated representative.

Verification Date:

City of Newport Beach Verification

Approved on:

Approved by:

Signature: _____

Hoag Hospital Project: _____

Mitigation Measure: 3.4-6

The trash compactor shall be relocated within the loading dock. The trash compactor and baler shall be enclosed in a three-sided structure. The walls shall be concrete block or similar masonry construction. The roof shall be lightweight concrete roof or a plywood surface with concrete tiles; a built-up roof with 5' 5" of insulation on the inside would be an acceptable alternative. The open side shall face away from the residents. Doors may be on the side of the enclosure facing the residents, but must be closed when the baler or compactor are operating. The compactor and baler should only be operated between the hours of 7:00 AM and 7:00 PM.

Standard for Compliance: Shown on approved applicable plans.

Method of Verification: Plan check and ongoing.

Timing of Verification: Within 6 months of the approval of the Master Plan Update Project.

Responsible Party(ies): Applicant; Planning Director or designated representative.

Verification Date:

City of Newport Beach Verification

Approved on:

Approved by:

Signature: _____

Hoag Hospital Project: _____

Mitigation Measure: 3.4-7

"No Idling" signs shall be posted in the loading dock area and any area where the trucks might queue.

Standard for Compliance: Installation and maintenance of signs.

Method of Verification: Field inspection.

Timing of Verification: Within one month of the approval of the Master Plan Update Project.

Responsible Party(ies): Applicant; Planning Director or designated representative.

Verification Date:

City of Newport Beach Verification

Approved on:

Approved by:

Signature: _____

Hoag Hospital Project: _____

Mitigation Measure: 3.4-8

Grease trap cleaning operations shall be limited to Saturday between the hours of 11:00 AM and 3:00 PM.

Standard for Compliance: Strict adherence to the operating hours; compliance documented as part of the Development Agreement annual review.

Method of Verification: Documentation of compliance.

Timing of Verification: Ongoing.

Responsible Party(ies): Applicant; Planning Director or designated representative.

Verification Date:

City of Newport Beach Verification

Approved on:

Approved by:

Signature: _____

LANDSCAPE MATRIX — HOAG HOSPITAL LOWER CAMPUS Prepared 4/15/2008

Location	Area	Description	Landscape Element	Schedule	Government/Agency Status	Anticipated Outcome / Effect
Hoag Lower Campus	Area 1 - Co Gen	Additional tree planting per community request	Add 5, 48" box evergreen screen trees and new irrigation	Nov 2007 Installed	Project completed	Screen/soften views of west end of Co Gen Building
						From PCH
	Area 2 - Co Gen	Additional tree planting per community request	Add 3, 48" box evergreen screen trees and new irrigation	To commence May 2008. Install completion July 2008.	Coastal Comm. Approved 2/08	Added screening of Co Gen Flare
	Area 3 - Co Gen	Add green screen lattice per community request	Attach metal green screen lattice structure to cover east building elevation	To commence May 2008. Install completion July 2008.	Coastal Comm. Approved 2/08	Screen/soften specific views of Co Gen Building
			Plant flowering vines to cover green screen	To commence May 2008. Install completion July 2008.	Coastal Comm. Approved 2/08	Screen/soften specific views of Co Gen Building
	Area 4 - Co Gen Slope Behind Trailers	Clean up and regrade area with added shrub and groundcover planting	Additional shrubs, groundcover and new irrigation system added upon completion of wall project.	Nov 2007 Installed	Project completed	Added visual quality and erosion control
	Area 5 - Co Gen Slope	Tree shrub and groundcover planting	24 trees, shrubs and groundcover plantings and new water conserving irrigation system	Nov 2007 Installed	Project completed	Added campus visual quality screening and erosion control
			Installed as part of Lower Campus Wall Project			
	Area 6 - Retaining Wall base at West Parking Lot	Trees and shrub planting				
			8, 24" box evergreen screen trees	Nov 2007 Installed	Project completed	Screen and soften views of retaining wall
			Installed as part of Lower Campus Wall Project			
	Area 7 - West Parking Area Islands	Tree planting	12, 36" box flowering trees and 4 fan palm trees and irrigation system at end islands	Nov 2007 Installed	Project completed	Soften views of open parking lot areas
			Installed as part of Lower Campus Wall Project			Increased shade and visual enhancement to parking area
	Area 7a - West Parking Area Islands	Tree planting	Install 23, 36" box flowering trees and 3 fan palm trees	Installed no later than Dec 2009	Installation shall commence no later than 60 days of CDP issuance by the Coastal Comm	Soften views of open parking lot areas and increase shade and visual enhancement to parking areas.
Hoag Lower Campus	Area 8 - Top Of Retaining Wall	Flowering bougainvillea shrub planting	550, bougainvillea shrubs installed as part of Lower Campus Wall Project	Nov 2007 Installed	Project completed	Colorful edge definition and softening of views along top of retaining wall
	Area 9 - North Slope above Retaining Wall	Regrade area add fence shrub and groundcover planting	Shrubs, groundcover, fencing and new irrigation system	Installed no later than Dec 2009	Installation shall commence no later than 120 days of CDP issuance by the Coastal Comm	Enhanced overall campus visual quality, safety and erosion control
	Area 10 - New Child Care Facility	Additional trees shrubs & groundcover planting	17 trees, shrubs and groundcover and new irrigation system	Dec 2007 Installed	Project completed	Added Visual Quality, Parking area screening and building drop off and entry area definition
	Area 11 - Lower Campus Utility Upgrade Project	Replace trees, shrub and groundcover and enhance planting areas	Trees, shrub & groundcovers and new irrigation system	Installation schedule Dec. 2009	Pending city approval in concept and Coastal Comm Approval	Improve & unify campus planting character along PCH frontage after utilities installed
	Area 12 - PCH Green Screen	Additional green screen and tree/shrub planting	Install approx. 870 linear feet of green screen along PCH frontage	Installed no later than Dec 2009	Immediately upon issuance of an Approval in Concept (AIC) by the City of Newport Beach an application shall be submitted for said improvements to the Coastal Comm. Construction of said improvements shall be completed no later than 18 months after CDP issuance by the Coastal Comm.	Screen views of west parking Lot from PCH
	Area 13 - Future Parking Lot at base of Wall Behind ATP Bldg.	Temporary native hydroseed groundcover Planting	Add coastal wild flower and grass Hydroseed planting until permanent parking lot with landscape improvements added.	Hydroseed and irrigation installed Dec 2007	Hydroseed and irrigation completed	Erosion/dust control and enhanced visual quality pending future parking area installation
	Color Code Indicating Current Project Status					
	Green		Indicates current improvements that have been installed per previous approvals			
	Yellow		Indicates improvements installed but not apart of required permits			
	Orange		Indicates improvements in design phase yet to be submitted for city or agency approvals			
	Aqua		Indicates improvements proposed but not approved for installation			

RMdo Ltd. 1/15/08
Revised 4/15/08 for City Council Meeting

EXHIBIT #6

TAB 4

WEST HOAG DRIVE SOUND WALL

PA2009-064
2011 DEVELOPMENT AGREEMENT REVIEW

TAB 4

Mitigation Measure PDF 3.4-2 – 471 linear feet Sound Wall at West Hoag Drive

City of Newport Beach - Building Department
Inspection Card

3300 Newport Blvd
Inspection Requests Telephone (949) 644-3255

Date : 09-09-2009

Building Permit # : X2009-0066
Job Address: 1 (SW) HOAG DR NB
Owner : HOAG HOSPITAL FD&C
Contractor : DEB CONSTRUCTION INC
Description : INSTL SOUNDWALL 23' HI (MAX) x 500' LF

Plan Check # : 0054-2009
BLDG / ELEC
GRAD /

TYPE	ITEM #	DESCRIPTION	DATE	SIGNATURE
COMB	2200	Pregrade Meeting	10-15-09	
COMB	2210	Soil Pipe		
COMB	2220	Sewer		
COMB	2230	Water Pipe	4-26-10	
COMB	2240	Gas Pipe		
COMB	2250	Understab/Floor Mechanical		
COMB	2260	Ufer Ground		
COMB	2270	Underground Electrical	4-26-10	
COMB	2280	Rough Grade Approval		
COMB	2290	WQ-Best Management Practices		
COMB	2300	Erection Pads	4-26-10	
COMB	2310	Foundation Setbacks - CNS-0015	3-11-10	
COMB	2320	Footings/Foundations	3-24-10	
COMB	2330	Slab on Grade		
COMB	2340	Area Drains		
COMB	2350	Other Plumbing		
		DO NOT COVER/POUR CONCRETE UNTIL ABOVE IS SIGNED OFF		
		ROUGH		
COMB	2360	Masonry Pre-Grout		
COMB	2370	Slab on Deck		
MB	2380	Plumbing		
MB	2390	Gas Pipe		
COMB	2400	HVAC		
COMB	2410	Hood		
COMB	2420	Fireplace Throat		
COMB	2425	Other Mechanical		
COMB	2430	Under Floor Plumbing		
COMB	2440	Under Floor Electrical		
COMB	2450	Rough Electric Residential		
COMB	2460	Rough Conduit Walls	4-26-10	
COMB	2470	Rough Wiring Ceilings		
COMB	2480	Rough Electrical Service		
COMB	2490	Floor Framing & Sheathing		
COMB	2500	Rough Wall Framing		
COMB	2510	Rough Framing, Sheathing & Building Ht		
COMB	2520	Complete Framing		
COMB	2530	Other Electrical FINAL	11-2-10	
		DO NOT COVER WORK UNTIL ABOVE SIGNED OFF		
		INTERIOR & EXTERIOR		
COMB	2540	Insulation		
COMB	2550	Drywall		
COMB	2560	Suspended Ceiling		
COMB	2570	Shower Lath		
COMB	2580	Exterior Lath		
COMB	2590	Plaster-Scratch		
COMB	2600	Other Building		
COMB	2610	Gas Pressure Test		
COMB	2617	Grading / Drainage		
COMB	3000	Planning Dept. 949/644-3200		
MB	3001	Utilities Dept. 949/644-3011		
MB	3002	Public Works 949/644-3311		
COMB	3003	General Services 949/644-3055		
COMB	3004	Fire Dept: 949/644-3105		
COMB	2620	FINAL	5-17-10	
		DO NOT OCCUPY UNTIL FINAL INSPECTIONS ARE SIGNED OFF		

TO REQUEST INSPECTIONS

call the Inspection request line @ 949/644-3255@ or visit the City web site @ http://www.city.newport-beach.ca.us Select Online Services

PLEASE HAVE YOUR PERMIT NUMBER FOR THE TYPE OF INSPECTION (PLUMBING, MECHANICAL, ELECTRICAL ETC.) READY TO ENTER THEN FOLLOW THE PROMPTS.

INSPECTION REQUESTS MADE PRIOR TO 6:00 A.M. FOR APPROVED STATUS PERMITS WILL BE MADE THAT DAY.

PERMITS ISSUED LATE IN THE DAY MAY NOT BE PROCESSED IN TIME FOR NEXT DAY INSPECTION

Inspector Notes are located on the reverse side.

BUILDING PERMIT INSPECTION REQUEST

Permit Number	H2009-0319	**Status**	FINAL
Entered Date	11/4/2009	**Applied Date**	11/4/2009
Approved	11/4/2009	**Final Date**	4/30/2010
Description	INSTALLATION OF A SOUNDWALL OVER EXISTING UTILITIES (WATER LINE, STORM DRAIN, CATCH BASIN, MANHOLE).		
Address	1 HOAG DR		
Inspector	Marcus Puglisi 949-644-3331		

Inspection History

Date	Item	Description	Action	Entered by
04/30/2010	10250	FINAL - PW	Final	GH

Select a New Permit | Submit Inspection | Reschedule Inspection | Cancel Inspection

City of Newport Beach - Building Department
Inspection Card

3300 Newport Blvd.
Inspection Requests Telephone (949) 644-3255

Date : 01-19-2010

Building Permit # : X2009-1036
Job Address: 1 HOAG DR NB
Owner : HOAG HOSPITAL FD & C
Contractor : DEB CONSTRUCTION INC
Description : INSTL WALL 25 LF X 11'7" MAX HI @ LOWER CAMPUS

Plan Check # : 0819-2009
BLDG / GRAD
/

TYPE	ITEM#	DESCRIPTION	DATE	SIGNATURE
COMB	2200	Pregrade Meeting		
COMB	2210	Soil Pipe		
COMB	2220	Sewer		
COMB	2230	Water Pipe		
COMB	2240	Gas Pipe		
COMB	2250	Underslab/Floor Mechanical		
COMB	2260	Ufer Ground		
COMB	2270	Underground Electrical		
COMB	2280	Rough Grade Approval		
COMB	2290	WQ-Best Management Practices		
COMB	2300	Erection Pads		
COMB	2310	Foundation Setbacks		
COMB	2320	Footings/Foundations	1-25-10	
COMB	2330	Slab on Grade		
COMB	2340	Area Drains		
COMB	2350	Other Plumbing		
		DO NOT COVER/POUR CONCRETE UNTIL ABOVE IS SIGNED OFF		
		ROUGH		
COMB	2360	Masonry Pre-Grout		
COMB	2370	Slab on Deck		
COMB	2380	Plumbing		
COMB	2390	Gas Pipe		
COMB	2400	HVAC		
COMB	2410	Hood		
COMB	2420	Fireplace Throat		
COMB	2425	Other Mechanical		
COMB	2430	Under Floor Plumbing		
COMB	2440	Under Floor Electrical		
COMB	2450	Rough Electric Residential		
COMB	2460	Rough Conduit Walls		
COMB	2470	Rough Wiring Ceilings		
COMB	2480	Rough Electrical Service		
COMB	2490	Floor Framing & Sheathing		
COMB	2500	Rough Wall Framing		
COMB	2510	Rough Framing, Sheathing & Building Ht		
COMB	2520	Complete Framing		
COMB	2530	Other Electrical		
		DO NOT COVER WORK UNTIL ABOVE SIGNED OFF		
		INTERIOR & EXTERIOR		
COMB	2540	Insulation		
COMB	2550	Drywall		
COMB	2560	Suspended Ceiling		
COMB	2570	Shower Lath		
COMB	2580	Exterior Lath		
COMB	2590	Plaster-Scratch		
COMB	2600	Other Building		
COMB	2610	Gas Pressure Test		
COMB	2617	Grading / Drainage		
COMB	3000	Planning Dept. 949/644-3200		
COMB	3001	Utilities Dept. 949/644-3011		
COMB	3002	Public Works 949/644-3311		
COMB	3003	General Services 949/644-3055		
COMB	3004	Fire Dept: 949/644-3105		
COMB	2620	FINAL	2-2-10	
		DO NOT OCCUPY UNTIL FINAL INSPECTIONS ARE SIGNED OFF		

TO REQUEST INSPECTIONS

call the inspection request line at 949/644-3255 or visit the City website at http://www.newportbeachca.gov and select Online Services
Inspections (only for permits in approved status) must be requested before 6:00 A.M. the day of the inspection.

Please use the following list of permit code when calling for an inspection:

PRESS:
'0' for combination / X permit
'1' for building / B permit
'2' for plumbing / P permit
'3' for electrical / E permit
'4' for mechanical / H permit
'5' for grading / G permit
'6' for harbor / M permit
'7' for pool and spa / S permit
'8' for fire / F permit

Inspector Notes are located on the reverse side.

TAB 5

LOADING DOCK SOUND ABSORPTION PANELS
(CITY AND OSPOD FINAL PERMIT)

PA2009-064
2011 DEVELOPMENT AGREEMENT REVIEW

TAB 5

Mitigation Measure 3.4-5 – Loading Dock Sound Absorption Panels

City of Newport Beach

3300 Newport Blvd, Newport Beach, CA 92663

Public Works Department

Public Works & Inspection Requests (949) 644-3311

Utilities Inspection Requests (949) 644-3011

Permit No: N2009-0319

Job Address : 1 HOAG DR NB

Thomas:Guide: 800G4

Description : INSTALLATION OF A SOUNDWALL OVER EXISTING UTILITIES (WATER LINE, STORM DRAIN, CATCH BASIN, MANHOLE).

Parcel # :

Legal Desc : IRVINE SUB BLK 2 LOTS 169 & 170 POR OF LOTS & BLK 1 172 POR OF LOT

Owner : HOAG MEMORIAL HOSPITAL
Phone : 0
Address : 301 N NEWPORT BLVD
ORANGE CA 92869

Applicant: DEB CONSTRUCTION INC
Phone : 714-632-6680 [
Address : 2230 E WINSTON ROAD
ANAHEIM CA 92806

Special Cond. : STORM DRAIN LINER SHALL BE UNDER SEPARATE EP WITH A LICENSE CONTRACTOR AGMT PREPARED BY CITY ATTY.

Contractor : DEB CONSTRUCTION INC
Phone : 714-632-6680
Address : 2230 E WINSTON ROAD
ANAHEIM CA 92806

Contractor State Lic: 372419
License Expire : 03 31, 2011

Business License : BT30028854
Business Expire : 08 31, 2010
Workers' Compensation Insurance - -
Carrier : TRAVELERS IDEMNITY
Policy No : DTEUB9072C1109
W. C. Expire : 01 01, 2010

Permit Processing Fee :	$290.00	Sewer Connection :	$0.00	Total Fee :	$1,390.00
Agreement Fee :	$0.00	4TT Box Cover :	$0.00	Paid :	$1,390.00
Traffic control Plan Check :	$0.00	Total Water Meters :	$0.00	Balance :	$0.00
Inspection Fee :	$1,100.00	Water Meter Connection :	$0.00	Receipt No :	
Refundable Deposit:	$0.00	Total Water Meter Box :	$0.00		
Street Tree Fee :	$0.00	Adjustment :	$0.00		

Processed By : _____ Date : __/__/____

Utilities Approval : _____ Date : __/__/____

Traffic Approval : _____ Date : __/__/____

General Services Approval : _____ Date : __/__/____

Other Department : _____ Date : __/__/____

Permit Denied : _____ Date : __/__/____

Issued Permit : _____ Date : __/__/____

City of Newport Beach — Building Department

COMB Permit No: X2009-0066

PO Box 1768 Newport Beach, California 92658-8915 Permit Counter Telephone (949)644-3288 Inspection Requests/Telephone (949)644-3255

Combination Type - BLDG/ ELEC/ GRAD/ /

Job Address: 1 (SW) HOAG DR NB
Description: INSTL SOUNDWALL 23' HI (MAX) x 500' LF
Project: 0054-2009
0054-2009/WEST RD @ LOAD DOCK
Legal Desc.:
Inspector Area: 7

Owner:	HOAG HOSPITAL FD&C	Contractor:	DEB CONSTRUCTION INC	Architect:	HERMAN DANIEL
Address:	500 SUPERIOR AVE #300 NEWPORT BEACH CA 92663	Address:	2230 E WINSTON ROAD ANAHEIM CA 92806	Address:	833 DOVER DR #9 NEWPORT BEACH CA 92663
Phone:	949-764-4486	Phone:	714-632-6680	Phone:	949-548-3459 State Lic:C002985
Applicant:	HAZARD MATT	Con State Lic:	372419	Engineer:	HALLADAY DANA STANLEY
Address:	833 DOVER DR #9 NEWPORT BEACH CA 92663	Lic Expire:	03/31/2011	Address:	1181 CALIFORNIA AVE #102 CORONA CA 92881
Phone:	949-548-3459	Bus Lic:	BT30028854	Phone:	951-278-9700 State Lic:C-034751
		Lic Exp Date:	08/31/2010		

Code Edit : 2007
Type of Construction:
Occupancy Group: U
Added /New sq.ft. Bldg: 0
Added /New sq. ft. Garage: 0
No of Stories: 0
No of Units : 0
Bldg Height: 0
Bldg Sprinklers:
Flood Zone:
Issued Date: 09/09/2009

Worker's Compensation Insurance
Carrier: TRAVELERS IDEMNITY
Policy No: DTEUB9072C1109
Expire: 01/01/2010

Building Setbacks Rear: /
Front: /
Left: /
Right: /
Use Zone:
Parking Spaces: 0

Designer:
Address:
Phone:

Special Conditions:

Fire Hazard Zone : N

FEES

Construction Valuation: $1,043,091.00

Building Permit Fee:	$5,561.40	San Dist :	$0.00	**Planning Department -**		**Fire Department**	
Plan Check Fee:	$4,054.21	Excise Tax:	$0.00	Plan check Fee :	$238.00	Fire Inspection:	$0.00
Overtime Plan Ck:	$0.00	NMUSD Fee:	$0.00	Fair Share :	$0.00	Fire Plan Rev	$800.84
Investigation Fee:	$0.00			SJH Trans :	$0.00	**Demolition Fee**	
Record Management :	$341.00	Grading Permit Fee:	$750.00			Building Dept Adm	$0.00
Energy Compliance:	$0.00	Grading PC Fee:	$540.00	**Public Works Department -**		General Service	$0.00
CA Seismic Safety :	$0.00	WQ Insp. Fee :	$0.00	Park Dedication :	$0.00	Refund Deposit	$0.00
Disabled Access :	$0.00			P/W Plan Check :	$480.00		
Fee Increase: Fee:	$0.00	Electrical %:	$486.63				
Additional Fee :	$0.00	Mechanical %:	$0.00				$0.00
Hazardous Mat :	$0.00	Plumbing %:	$0.00				$0.00
Building Green Fee :	$42.00						

TOTAL FEE : $13,294.08 **Plan Check Fee : $5,539.70** **Fee Due at Permit Issuance : $7,754.38**

PROCESSED BY: _____ PUBLIC WORKS APPROVAL: _____

ZONING APPROVAL: _____ PLAN CHECK BY: _____

GRADING APPROVAL: _____ APPROVAL TO ISSUE: _____

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION.

R1-13008

Facilities Development Division
700 N. Alameda Street, Suite 2-500
Los Angeles, CA 90012
(213) 897-0166 Fax (213) 897-0168
www.oshpd.ca.gov/fdd

8/31/2010
SL101454-30

Mr Jack F. Wood C15130
Wood Burghard & Swain Architects
4850 Barranca Parkway, Suite 203
Irvine, CA 92604

Facility: Hoag Memorial Hospital Presbyterian-10428
One Hoag Drive
Newport Beach, CA 92663

Project Title: LOADING SOUND PANEL INSTALLATION

Dear Mr Jack F. Wood:

The Building Permit for this project and the approved Application for Inspector of Record is enclosed.

Please post the Building Permit at the project site and maintain a complete set of the stamped, approved construction documents at all times.

Notify this office in writing of the start date prior to commencing construction and include the name and address of the contractor, contract price and the date on which the contract was let.

This Building Permit expires unless construction has been started by 8/31/2011.

All correspondence submitted to this office must be identified by the OSHPD project number: SL101454-30

Verified Compliance Reports must be submitted to the office in accordance with CCR, Title 24, Part 1, Chapter 7, Section 7-151.

If there are any questions, please contact me at (213) 897-4151.

Sincerely,

Tom Crowder
Regional Compliance Officer

cc: L & C
Facility Representative
Project File
IOR/A20352 TD
ACO/LSD

Facilities Development Division
700 N. Alameda Street, Suite 2-500
.os Angeles, CA 90012
(213) 897-0166 Fax (213) 897-0168
www.oshpd.ca.gov/fdd

10/18/2010

Mr Jack F. Wood
Wood Burghard & Swain Architects
4850 Barranca Parkway, Suite 203
Irvine, CA 92604

SL101454-30

Facility: Hoag Memorial Hospital Presbyterian-10428
Facility Address: One Hoag Drive
Newport Beach, CA 92663

Project Title: LOADING SOUND PANEL INSTALLATION

Dear Mr Jack F. Wood:

This Office has been notified that construction on the above-referenced project is complete. However, prior to acceptance by the Department of Health Services, Licensing and Certification Division, the completed construction must be approved and accepted by the Facilities Development Division of the Office of Statewide Health Planning and Development.

Please submit the required information no later than 12/17/2010

Final Verified Reports: Missing reports are indicated by a "?"
Not required reports are indicated by "N/A"
Reports received are indicated with a date.

Contractor/Owner: 372419	?	Inspector of Record: A20352	? Davis
Architect: C15130	? Wood	Mechanical Engineer:	N/A
Structural Engineer: S4614	? Welton	Electrical Engineer:	N/A
Geotechnical Engineer:	N/A	Civil Engineer:	N/A

Final Verified Costs: Complete, sign, and return this form.

I HEREBY CERTIFY THESE COSTS/VALUES TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE UNDER PENALTIES OF PERJURY. THESE COSTS/VALUES ARE SUBJECT TO AUDIT.

_____ Final Construction Value

_____ Radiological Equipment Value

Certified By: _____ Date: _____
Print Name: _____ Phone: _____

If there are any questions, please contact me at (213) 897-0174.

Sincerely,
Cynthia Martinez
Cynthia Martinez
Program Technician II

cc: Project File
IOR TD
Administrator, Hoag Memorial Hospital Presbyterian-10428

OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT
FACILITIES DEVELOPMENT DIVISION
700 N. ALAMEDA ST. SUITE 2-500 LOS ANGELES, CA. 90012
Tel: (213)897-0166 Fax: (213) 897-0168

CF

CONSTRUCTION ADVISORY – *CONSTRUCTION FINAL*

Facility Name and Address		Facility I.D. No.	Project Number	
Hoag Memorial Hospital Presbyterian		10428	SL101454-30	
One Hoag Drive		Date	"G" Sub No.	
Newport Beach, CA 92663		9/28/2010		
Contractor		Project % Complete		
DEB Construction		100		
		Building Permit	☑ YES	☐ NO
		Approved Plans	☑ YES	☐ NO
Inspector of Record	Telephone No.	Change Orders	Pending	App'd
Todd Davis			☐	☐

Title or Scope of Project:
Loading Dock Sound Panel Installation

CONSTRUCTION FINAL – The work has been completed and appears to substantially conform to the approved plans and applicable California Building Standards Code. Project closure requires that Final Verified Reports be mitted and the Final Construction Costs be certified to the Office in accordance with Section 7-155, Article 4, ..apter 7, Part 1, Title 24, CCR. All submittals shall be sent to the Office indicated above. Failure to do so may result in a project closure status of "non-compliance." Any subsequent construction changes to an area, portion or project that has been issued a construction final must be done through a new permitted project, and not as a change order.

Onsite visit with IOR to review construction documents and project status. All work completed per approved plans.

No DSE or FLSO approvals required.

Verified reports and T.I.O. reviewed and T.I.O. cleared.

OSHPD FDD Field Staff:	LLOYD DICK - ACO	Date:	9/28/2010
Report Received By/Title:	TODD DAVIS - IOR	Date:	9/28/2010

TAB 6

TRASH COMPACTOR MITIGATION

PA2009-064
2011 DEVELOPMENT AGREEMENT REVIEW

TAB 6

Mitigation Measure 3.4-6 – Trash Compactor Enclosure with Sound Absorption Panels (Front View)

Mitigation Measure 3.4-6 – Trash Compactor Enclosure with Sound Absorption Panels (Back View)

Mitigation Measure 3.4-6 – Baler Enclosure with Sound Absorption Panels

Facilities Development Division
700 N. Alameda Street, Suite 2-500
Los Angeles, CA 90012
(213) 897-0166 Fax (213) 897-0168
www.oshpd.ca.gov/fdd

1/12/2011
SL110046-30

Mr Jack F. Wood C15130
Wood Burghard & Swain Architects
4850 Barranca Parkway, Suite 203
Irvine, CA 92604

Facility: Hoag Memorial Hospital Presbyterian-10428
One Hoag Drive
Newport Beach, CA 92663

Project Title: LOADING DOCK IMPROVEMENT

Dear Mr Jack F. Wood:

The Building Permit for this project and the approved Application for Inspector of Record is enclosed.

Please post the Building Permit at the project site and maintain a complete set of the stamped, approved construction documents at all times.

Notify this office in writing of the start date prior to commencing construction and include the name and address of the contractor, contract price and the date on which the contract was let.

This Building Permit expires unless construction has been started by 1/12/2012.

All correspondence submitted to this office must be identified by the OSHPD project number: SL110046-30

Verified Compliance Reports must be submitted to the office in accordance with CCR, Title 24, Part 1, Chapter 7, Section 7-151.

If there are any questions, please contact me at (213) 897-4151.

Sincerely,

Tom Crowder
Regional Compliance Officer

cc: L & C
Facility Representative
Project File
IOR/A20352
ACO/LSD

TAB 7

LOWER CAMPUS SLOPE AND PCH SCREEN LANDSCAPE PHASE PLAN

PA2009-064
2011 DEVELOPMENT AGREEMENT REVIEW

TAB 7

PC – Landscaping Lower Campus Area 7a – West Parking Area Islands

PC – Landscaping Lower Campus Area 7a – West Parking Area Islands from the Top View

PC – Landscaping Lower Campus Area 7a – West Parking Area Islands – Palm Trees Corridor

PC – Landscaping Lower Campus Area 9 – North Slope above Retaining Wall – View from Cogeneration Cul De Sac

PC – Landscaping Lower Campus Area 12 PCH Green Screen – New landscaping along Pacific Coast Highway