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Letter 190

Date: 10/25/07

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

CITY OF NEWPORT BEACH

Dear City Planner,

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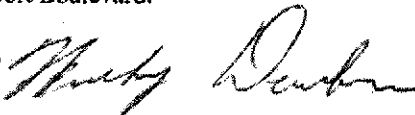
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Landscaping – We believe the hospital must live by its promises, and that all the landscaping promised during Hoag's presentation to the homeowners in early 2007 should be installed in a timely fashion prior to certification of the SEIR or approval of any amendment to rules governing development at Hoag. } 4

I hope that the City will include the above concerns in the upcoming Supplemental Environmental Impact Report, and will take clear action to protect the quality of life for residents of nearby communities, visitors to the Sunset View Park, and those who drive by Hoag on PCH and Newport Boulevard.

Sincerely,



Name:

Kathy Dewberry

Address:

280 Cagney Lane
Unit 118
Newport Beach, CA 92663

Letter 190 Kathy Dewberry
October 25, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding lighting of the Lower Campus. As such, the following information is provided. Hoag is in the process of redesigning the lighting plan for the Lower Campus to convert all parking area lights to high-pressure sodium. Lighting was installed in summer 2007 on a portion of the Lower Campus proximate to the cogeneration facility and adjacent parking areas. Villa Balboa requested the lighting fixtures be adjusted as they felt the new lighting was too bright. Hoag is in the process of obtaining City approval to replace the 400 metal halide fixtures with 250 watt high pressure sodium fixtures, which provide a monochromatic or amber light source similar to City streetlights. Additionally, the light located on the upper level of the cogeneration facility service road is proposed to be replaced with florescent postlights with motion sensor switching. Once City permitting is obtained for these new fixtures, they will be installed.

Response 4

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Letter 191

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

Date: Oct/29/2007

CITY OF NEWPORT BEACH

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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Sincerely, *Moshan*

Name: *Parvin & Badi Moshayed*

Address:

*210 Little Ln. # 311
Newport Beach, CA 92663*

Letter 191 Parvin and Badi Moshayedi
October 29, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 192

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

Date: October

CITY OF NEWPORT BEACH

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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I hope that the City will include the above concerns in the upcoming Supplemental Environmental Impact Report, and will take clear action to protect the quality of life for residents of nearby communities, visitors to the Sunset View Park, and those who drive by Hoag on PCH and Newport Boulevard.

Sincerely,

Name: (MRS) EVELYN Hoffman
Address: 270 Cagney Lane #102
(Villa Balboa Resident)
Newport Beach, CA. 92663

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} 2
} 3
} 4

Letter 192 Evelyn Hoffman
October

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 193

RECEIVED BY
PLANNING DEPARTMENT

NOV 02 2007

CITY OF NEWPORT BEACH

Date: _____

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,



Name: EDWIN J. COWAN

Address: 270 CAGNEY LN #311
NEWPORT BEACH CA 92663

} 1
} 2
} 3
} 4

Letter 193 Edwin J. Cowan
No date

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 194

RECEIVED BY
PLANNING DEPARTMENT

NOV 02 2007

Date: 10/30/07

To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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Sincerely,

Name: Olivia Sahugan

Address: 200 Pacific Lane # 307
Newport Beach CA 92663

Letter 194 Olivia Sahagun
October 30, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 195

RECEIVED BY
PLANNING DEPARTMENT

NOV 02 2007

CITY OF NEWPORT BEACH

Date: 10/30/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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For Shame!
1

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4

I hope that the City will include the above concerns in the upcoming Supplemental Environmental Impact Report, and will take clear action to protect the quality of life for residents of nearby communities, visitors to the Sunset View Park, and those who drive by Hoag on PCH and Newport Boulevard.

Sincerely,



Name: Jo Anne D. Burns

Address: 950 Cagney Ln #305
Newport Beach CA 92663

Letter 195 Jo Anne D. Burns
October 30, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding lighting of the Lower Campus. As such, the following information is provided. Hoag is in the process of redesigning the lighting plan for the Lower Campus to convert all parking area lights to high-pressure sodium. Lighting was installed in summer 2007 on a portion of the Lower Campus proximate to the cogeneration facility and adjacent parking areas. Villa Balboa requested the lighting fixtures be adjusted as they felt the new lighting was too bright. Hoag is in the process of obtaining City approval to replace the 400 metal halide fixtures with 250 watt high pressure sodium fixtures, which provide a monochromatic or amber light source similar to City streetlights. Additionally, the light located on the upper level of the cogeneration facility service road is proposed to be replaced with florescent postlights with motion sensor switching. Once City permitting is obtained for these new fixtures, they will be installed.

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Letter 196

RECEIVED BY
PLANNING DEPARTMENT

NOV 05 2007

Date: 11-1-07

To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

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Sincerely,



Name:

Jack Wheeler

Address:

200 Paris # 205
Newport Beach CA

} 1
} 2
} 3
} 4

Letter 196 Jack Wheeler
November 1, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Date: October 25 2007

RECEIVED BY
PLANNING DEPARTMENT

To: City of Newport Beach Planning Department

NOV 05 2007

RE: Impact of Hoag Hospital on Villa Balboa Residents

CITY OF NEWPORT BEACH

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Sincerely,



Name: Anthony Rowe

Address: 750 Canyon Lane #216
Newport Beach CA 92663

*Thanks for
your assistance!*
AR

Letter 197 Anthony Rowe
October 28, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 198

RECEIVED BY
PLANNING DEPARTMENT

NOV 05 2007

Date: 10-29-07

CITY OF NEWPORT BEACH

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,

Name: ZEYNEL + MARTHA HOSAFICI²

Address: Martha Hoag
200 PARIS Lane 217
NEWPORT BEACH CA, 92663

} 1
} 2
} 3
} 4

Letter 198 Zeynel and Martha Hosafci
October 29, 2007

Response 1

Please refer to Topical Response 3.

Response 2

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Response 3

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RECEIVED BY
PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

Date: 10/30/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,

Edith Hanlon

Name: Edith Hanlon

Address: 220 Nice Ln #313
Newport Beach
CA 92663

Letter 199 Edith Hanlon
October 30, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 200

RECEIVED BY
PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

Date:

10/30/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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} 1

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} 4

I hope that the City will include the above concerns in the upcoming Supplemental Environmental Impact Report, and will take clear action to protect the quality of life for residents of nearby communities, visitors to the Sunset View Park, and those who drive by Hoag on PCH and Newport Boulevard.

Sincerely,

Name: SETH A. DAVENPORT
Address: 950 Cayney Lane #102 Newport 92663

Letter 200 Seth H. Davenport
October 30, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding lighting of the Lower Campus. As such, the following information is provided. Hoag is in the process of redesigning the lighting plan for the Lower Campus to convert all parking area lights to high-pressure sodium. Lighting was installed in summer 2007 on a portion of the Lower Campus proximate to the cogeneration facility and adjacent parking areas. Villa Balboa requested the lighting fixtures be adjusted as they felt the new lighting was too bright. Hoag is in the process of obtaining City approval to replace the 400 metal halide fixtures with 250 watt high pressure sodium fixtures, which provide a monochromatic or amber light source similar to City streetlights. Additionally, the light located on the upper level of the cogeneration facility service road is proposed to be replaced with florescent postlights with motion sensor switching. Once City permitting is obtained for these new fixtures, they will be installed.

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Letter 201

RECEIVED BY
PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

Date: 10/26/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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Sincerely,



Name: Donna Cook

Address:
280 Cagney Ln. #117
Newport Beach, CA
92665

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Letter 201 Donna Cook
October 26, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 202

RECEIVED BY
PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

Date: 10/29/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

I am writing to express my deep concern regarding the impact of Hoag Hospital on the quality of life of nearby residents, especially in light of the hospital's recent request to amend the general plan, planned community regulations, and development agreement for Hoag Hospital. Hoag is located in close proximity to hundreds of residences, and is visible to visitors to our City traveling on Pacific Coast Highway and Newport Boulevard, as well as other nearby surface streets and Sunset View Park. Among my concerns are the following:

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Sincerely,


Name: Joy Miranda
Address: 260 Cognoy Apt. 203
Newport Beach, CA 92663
949-642-3069

NOBLE MIRANDA


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Letter 202 Jay and Noelle Miranda
October 29, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 203

RECEIVED BY
PLANNING DEPARTMENT

NOV 05 2007

Date: 10-30-07

To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,


Name: Ryan Ross

Address: 200 Paris Lane
113, Newport Beach, CA 92663

Letter 203 Ryan Ross
October 30, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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NOV 05 2007

CITY OF NEWPORT BEACH

Date: 10/27/07

To: City of Newport Beach Planning Department

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Sincerely,


Name: JACQUELYN JANZEN

Address: 240 CAGNEY LANE #210

Letter 204 Jacquelyn Janzen
October 27, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 205

RECEIVED BY
PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

Date: 10/31/2007

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

I am writing to express my deep concern regarding the impact of Hoag Hospital on the quality of life of nearby residents, especially in light of the hospital's recent request to amend the general plan, planned community regulations, and development agreement for Hoag Hospital. Hoag is located in close proximity to hundreds of residences, and is visible to visitors to our City traveling on Pacific Coast Highway and Newport Boulevard, as well as other nearby surface streets and Sunset View Park. Among my concerns are the following:

Noise - Residents living adjacent to Hoag are subjected to relatively high levels of noise on a nearly continuous basis. This noise negatively affects our quality of life. I am strongly opposed to Hoag's request to lift the sound limits specified in the original planned community regulations and development agreement negotiated in 1992. I believe Hoag should be required to take specific steps to comply with the limits initially established. } 1

Cogeneration Plant - The cogeneration plant Hoag built on its lower campus emits combustion products, as well as billowing cooling tower plumes, both of which are unsightly and degrade the quality of life for residents and visitors to the Sunset View Park. We believe the City should require Hoag to install equipment to eliminate these plumes prior to allowing any further development. } 2

Lower Campus Lighting - Recently installed lighting systems on the lower campus produce light more suitable for a stadium than for an area directly adjacent to hundreds of homes. Hoag has agreed to temporarily turn off these lights, but has not yet proposed a long-term solution to this problem. } 3

Landscaping - We believe the hospital must live by its promises, and that all the landscaping promised during Hoag's presentation to the homeowners in early 2007 should be installed in a timely fashion prior to certification of the SEIR or approval of any amendment to rules governing development at Hoag. } 4

I hope that the City will include the above concerns in the upcoming Supplemental Environmental Impact Report, and will take clear action to protect the quality of life for residents of nearby communities, visitors to the Sunset View Park, and those who drive by Hoag on PCH and Newport Boulevard.

Sincerely,

FC Shaw

Name:

FC SHAW

Address:

*280 CHENEY LN #209
Newport Beach, CA 92660*

Letter 205 F. C. Shaw
October 31, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding lighting of the Lower Campus. As such, the following information is provided. Hoag is in the process of redesigning the lighting plan for the Lower Campus to convert all parking area lights to high-pressure sodium. Lighting was installed in summer 2007 on a portion of the Lower Campus proximate to the cogeneration facility and adjacent parking areas. Villa Balboa requested the lighting fixtures be adjusted as they felt the new lighting was too bright. Hoag is in the process of obtaining City approval to replace the 400 metal halide fixtures with 250 watt high pressure sodium fixtures, which provide a monochromatic or amber light source similar to City streetlights. Additionally, the light located on the upper level of the cogeneration facility service road is proposed to be replaced with florescent postlights with motion sensor switching. Once City permitting is obtained for these new fixtures, they will be installed.

Response 4

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Letter 206

RECEIVED BY
PLANNING DEPARTMENT

Date: 10-31-07

NOV 05 2007

To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

I am writing to express my deep concern regarding the impact of Hoag Hospital on the quality of life of nearby residents, especially in light of the hospital's recent request to amend the general plan, planned community regulations, and development agreement for Hoag Hospital. Hoag is located in close proximity to hundreds of residences, and is visible to visitors to our City traveling on Pacific Coast Highway and Newport Boulevard, as well as other nearby surface streets and Sunset View Park. Among my concerns are the following:

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1

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2

Lower Campus Lighting - Recently installed lighting systems on the lower campus produce light more suitable for a stadium than for an area directly adjacent to hundreds of homes. Hoag has agreed to temporarily turn off these lights, but has not yet proposed a long-term solution to this problem. *There are non-polluting lights that are pleasing to look at and do not glare. These are down lighting units that do not shine up. Great for walk ways.*

3

Landscaping - We believe the hospital must live by its promises, and that all the landscaping promised during Hoag's presentation to the homeowners in early 2007 should be installed in a timely fashion prior to certification of the SEIR or approval of any amendment to rules governing development at Hoag.

4

I hope that the City will include the above concerns in the upcoming Supplemental Environmental Impact Report, and will take clear action to protect the quality of life for residents of nearby communities, visitors to the Sunset View Park, and those who drive by Hoag on PCH and Newport Boulevard.

Sincerely, *Janice + Charles Sparrer*

Name: *Janice + Charles Sparrer*

Address: *270 Cagney Lane #209*

This is a vacation home for us and we like to come here every couple of months to relax.

Letter 206 Janice and Charles Sparrer
October 31, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding lighting of the Lower Campus. As such, the following information is provided. Hoag is in the process of redesigning the lighting plan for the Lower Campus to convert all parking area lights to high-pressure sodium. Lighting was installed in summer 2007 on a portion of the Lower Campus proximate to the cogeneration facility and adjacent parking areas. Villa Balboa requested the lighting fixtures be adjusted as they felt the new lighting was too bright. Hoag is in the process of obtaining City approval to replace the 400 metal halide fixtures with 250 watt high pressure sodium fixtures, which provide a monochromatic or amber light source similar to City streetlights. Additionally, the light located on the upper level of the cogeneration facility service road is proposed to be replaced with florescent postlights with motion sensor switching. Once City permitting is obtained for these new fixtures, they will be installed.

Response 4

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Letter 207

RECEIVED BY
PLANNING DEPARTMENT

NOV 05 2007

Date: _____

CITY OF NEWPORT BEACH

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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I hope that the City will include the above concerns in the upcoming Supplemental Environmental Impact Report, and will take clear action to protect the quality of life for residents of nearby communities, visitors to the Sunset View Park, and those who drive by Hoag on PCH and Newport Boulevard.

Sincerely,

K. Aronson

Name:

KENNETH ARENSEN

Address:

210 NICE LANE

209
NEWPORT BEACH

Letter 207 Kenneth Arenson
No date

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Response 4

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RECEIVED BY
PLANNING DEPARTMENT

Letter 208

NOV 05 2007

CITY OF NEWPORT BEACH

Date: 10/20/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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Landscaping – We believe the hospital must live by its promises, and that all the landscaping promised during Hoag's presentation to the homeowners in early 2007 should be installed in a timely fashion prior to certification of the SEIR or approval of any amendment to rules governing development at Hoag.

I hope that the City will include the above concerns in the upcoming Supplemental Environmental Impact Report, and will take clear action to protect the quality of life for residents of nearby communities, visitors to the Sunset View Park, and those who drive by Hoag on PCH and Newport Boulevard.

Sincerely,

Name:

Address:

JEFF GREGORY
2800 CAGNEY LN, 214
NEWPORT BEACH

} 1
} 2
} 3
} 4

Letter 208 Jeff Gregory
October 30, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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RECEIVED BY
PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

Date: 11/1/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,

Carol DeRoche

Name: *Carol DeRoche*

Address: *220 Nice Lane # 306
Newport Beach, CA 92663*

Mailing address: *351 N. Newport Blvd. #416, Newport Beach, CA 92663*

Letter 209 Carol DeRoche
November 1, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding lighting of the Lower Campus. As such, the following information is provided. Hoag is in the process of redesigning the lighting plan for the Lower Campus to convert all parking area lights to high-pressure sodium. Lighting was installed in summer 2007 on a portion of the Lower Campus proximate to the cogeneration facility and adjacent parking areas. Villa Balboa requested the lighting fixtures be adjusted as they felt the new lighting was too bright. Hoag is in the process of obtaining City approval to replace the 400 metal halide fixtures with 250 watt high pressure sodium fixtures, which provide a monochromatic or amber light source similar to City streetlights. Additionally, the light located on the upper level of the cogeneration facility service road is proposed to be replaced with florescent postlights with motion sensor switching. Once City permitting is obtained for these new fixtures, they will be installed.

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- Submitted plans to the CCC to attach a green, metal screen lattice structure and plant flowering vines to cover the green screen on the east wall of the cogeneration facility in order to provide additional screening and softening of specific views of the cogeneration facility with an estimated installation of May 2008, pending CCC approval.
- Installed additional shrubs, groundcover, and new irrigation system to the slope behind the cogeneration facility upon completion of the retaining wall project in November 2007 to provide added visual quality and erosion control.
- Installed 24 trees, shrubs, and ground cover plantings and new water conserving irrigation system on the cogeneration facility in November 2007 to provide added visual quality screening and erosion control as part of completing the Lower Campus retaining wall project.

- Installed eight, 24-inch box evergreen screen trees in November 2007, at the base of the west parking lot to screen and soften views of the retaining wall.
- Installed twelve, 36-inch box flowering trees and four fan palm trees and irrigation system at end islands in the west parking lot in November 2007, to provide increased shade and visual enhancement to the parking area, with additional parking area trees to be installed in the future as construction needs in the area are completed.
- Installed 550 bougainvillea shrubs in November 2007, as part of the Lower Campus retaining wall project, for color and to soften of views along the top of the retaining wall.
- Requested an Approval In Concept (AIC) from the City of Newport Beach to re-grade the north slope above the retaining wall to allow shrubs, ground cover, and a new irrigation system to enhance visual quality, safety, and erosion control. To be installed in January 2009 pending City and CCC approval.
- Installed 17 trees, shrubs, groundcover, and new irrigation system in December 2007 around the new Child Care Center to provide added visual quality, parking area screening and building drop-off and entry area definition.
- Replace trees, shrubs, and groundcover and enhance planting areas as part of the Lower Campus utility upgrade project to improve and unify Hoag landscaping along the West Coast Highway frontage after utilities are installed. Installation tentatively scheduled for December 2009, pending City AIC and CCC approval.
- Install approximately 870 linear feet of green screen lattice along the West Coast Highway frontage to screen views of the west parking lot and cogeneration facility from West Coast Highway. This landscape project is in preliminary design with installation tentatively scheduled for December 2009 pending City AIC and CCC approval.
- Hydroseeding of native groundcover including coastal wild flowers and grass, as well as irrigation system installed in December 2007 for erosion control and enhanced visual quality.
- Twenty trees have been removed and over 50 trees have been trimmed in the last six months. A portion of these trees were trimmed to comply with the required height limits of the Lower Campus, and a portion were trimmed or removed at the request of adjacent residents to the north of the Lower Campus to remove view obstructions from these residences.