

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

Date: 10/29/07

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:

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,

Paul McGurgan

Name: Paul McGURGAN

Address: 230 LILIE LN #200

*Please make Hoag be a
good neighbor... MAKE THEM
FULFILL PRIOR COMMITMENTS*

Phm

Letter 30 Paul McGurgan
October 29, 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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

Letter 31

240 Nice Lane, #308
Newport Beach, CA 92663
October 30, 2007 RECEIVED BY
PLANNING DEPARTMENT

City of Newport Beach Planning Department
Attention: James Campbell, Senior Planner
3300 Newport Boulevard
Newport beach, CA 92658

NOV 01 2007

CITY OF NEWPORT BEACH

Re: Hoag Hospital Supplemental Environmental Impact Report - Impact on Villa Balboa Residents

Dear Mr. Campbell:

As residents of Villa Balboa, we have four primary concerns about Hoag Hospital's recent request to amend the general plan, planned community regulations, and the present development agreement with Hoag.

First, the cogeneration plant on Hoag's lower campus produces prominent plumes of smoke and/or moisture from the cooling towers that are unsightly and degrade quality of life for residents. Our homeowner's association liaisons with Hoag have learned that there are ways to remedy the problem for nominal cost. Hoag should be required to take those actions before further development is allowed. } 1

Second, we are concerned about the intensity of the lighting for the lower campus. We understand the need for adequate lighting for safety and security, but are concerned that the current lighting is excessively bright. Hoag has not addressed a long term solution to this issue. } 2

Third, we object to the request by Hoag to increase the noise limits specified in the original plan. We already experience significant levels of noise from the hospital, particularly during construction periods. We believe the limits on noise levels in the existing plan should be retained. } 3

Fourth, at a meeting earlier this year Hoag representatives promised landscaping for the lower campus that has not been installed, and we expect these visual improvements to be completed. } 4

We appreciate having a prestigious hospital in the area, and have lived with some inconvenience on that account. We do not, however, believe that significant increases in noise, visual effluents, and light pollution are acceptable.

Sincerely yours,



Victor E. Dobras



Sandra G. Dobras

Letter 31 Victor E. and Sandra G. Dobras
October 30, 2007

Response 1

Please refer to Topical Response 1.

Response 2

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 3

Please refer to Topical Response 3.

Response 4

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

Date: 11/30/07

To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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,



Name: James Chan

Address: 280 Cagney Ln #312
NB CA 92663

Letter 32 Janey Chu
 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.

Response 4

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

RECEIVED BY
PLANNING DEPARTMENT

Date: 10-30-07

NOV 01 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:

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,

David J. Oden

Name: DAVID J. ODEN

Address: 280 CAENEY LN # 114
Newport Beach, CA 92663

Letter 33 David J. Oden
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.

Response 4

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 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:

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,

Shelley Sasaki

Name: Shelley Sasaki

Address: 270 Cagney Lane #204
Villa Balboa
Newport Beach, Ca.

Letter 34 Shelley Sasaki
October 29, 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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

Letter 35

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

Date: 10/27/07

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:

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.

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.

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.

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,

Annette Wilmer

Name:

Annette Wilmer

Address:

*210 Hill Lane #110
Newport Beach, CA 92663*

1
2
3
4

Letter 35 Annette Warner
 October 27, 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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

Date: 10-29-07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

CITY OF NEWPORT BEACH

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,



Name: Luke Kupersmith

Address: 220 Nice Ln. #208, Newport Beach, CA 92663

Letter 36 Luke Kupersmith
October 29, 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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

Letter 37

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

Date: 10/29/07

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:

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
}
} 2
}
} 3
}
} 4

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.

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.

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,

Thomas A. Marc

Name: Thomas Marc

Address: 240 Nice Lane # 111
N.B., CA 92663

Letter 37 Thomas A. More
October 29, 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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

Letter 38

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

Date: Oct 25, 2007

CITY OF NEWPORT BEACH

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,

Name: CAROLINE NGUYEN

Address: 200 PARIS LANE UNIT 106
NEWPORT BEACH, CA 92663

NOTE: MR CAMPBELL,
I AM DULY CONCERNED
AND WOULD REALLY
APPRECIATE YOUR
SUPPORT OF OUR VERY
LEGITIMATE REQUESTS.
HOAG SHOULD BE HELD
ACCOUNTABLE FOR →

Letter 38 Caroline Nguyen
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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

Letter 39

RECEIVED BY
PLANNING DEPARTMENT

Date: OCTOBER 27th 2007

NOV 01 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:

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.

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.

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.

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, *Rudolf F. Zurcher*

Name:

Rudolf F. Zurcher

Address:

280-314 Cagney Lane
Newport Beach, CA 92663-2678

} 1
} 2
} 3
} 4

Letter 39 Rudolf F. Zurcher
October 27, 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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

CITY OF NEWPORT BEACH

Date: 11-29-07

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:

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,

Clara Morningstar

Name:

CLARA MORNINGSTAR

Address:

240 Nice Ln. #306

NB CA 92663

Letter 40 Clara Morningstar
October 29, 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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

CITY OF NEWPORT BEACH

Letter 41

270 Cagney Lane
Newport Beach, CA #212
92663
Oct. 27, 2007

Dear Mr. Campbell,

I recently bought (after having been an owner from '89-'99) in the Villa Balboa complex again (March of this year). I had no idea in March of the issues that Hoag had to address, highlighted in the enclosed form letter. And now, after failing to address these issues, Hoag Hospital has submitted a request to the City of Newport Beach to amend the rules governing its development of its upper and lower campuses.

These are serious concerns that I, along with all my neighbors, have, and I strongly urge you and the City not to consider any changes to the existing plan so long as Hoag fails to address the issues cited in the form letter that I've enclosed. Thank you very much.

Sincerely,

Henry Delé

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

Date: Oct. 27, 2007

CITY OF NEWPORT BEACH

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,

Henry A. Odé

Name: *Henry A. Odé*

Address: *270 Cagney Lane, #212
Newport Beach, CA 92663*

Letter 41 Henry A. Odé
October 27, 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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

Letter 42

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 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,

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

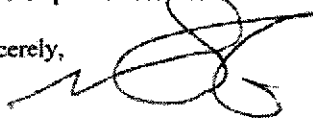
Cogeneration Plant – The cogeneration plant Hoag built on its lower campus emits combustion products, as well as billowing cooling tower plumes, both of which are unsightly and degrade the quality of life for residents and visitors to the Sunset View Park. We believe the City should require Hoag to install 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,



Name: MANINDER GILL

Address: 260 Cagney #103
Newport Beach CA 92665

Letter 42 Maninder Gill
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.

Response 4

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

Letter 43

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

CITY OF NEWPORT BEACH

Date: 10-27-07

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:

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,

Name:

Michael J. O'Brien

Address:

220 Nice Ln # 315
Newport Beach, Ca. 92663

Letter 43 Michael J. Oh
October 27, 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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

* AS a resident living on the lower level, in a building adjacent to the hospital, I would greatly appreciate your consideration of these matters. Thank you!

RECEIVED BY PLANNING DEPARTMENT

Date: 10/26/07



NOV 01 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:

* 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. BRIGHT!!!

} 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,

Tara Griffith

Name: TARA Griffith
Address: 280 CAGNEY LAKE #107
NEWPORT BEACH, CA 92663

Letter 44 Tara Griffith
October 26, 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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 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,

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,

Name: Mali Saatchi

Address: 200 Paris Ln #314
Newport Beach, CA 92663

Letter 45 Mali Saatchi
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.

Response 4

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

Letter 46

RECEIVED BY
PLANNING DEPARTMENT

NOV 05 2007

Date: 11/2/07

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:

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,



Name:

MICHAEL GUERENA

Address:

240 NICE # 202
NPB 92663

Letter 46 Michael Guerena
November 2, 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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

Letter 47

RECEIVED BY
PLANNING DEPARTMENT

Date: 11/02/07

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:

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.

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.

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.

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,

Karen E. Paul

Name:

KAREN E. PAUL

Address:

*270 Capney Ln, #113
N.B., CA 92663*

} 1
} 2
} 3
} 4

Letter 47 Karen E. Paul
November 2, 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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

Letter 48

RECEIVED BY
PLANNING DEPARTMENT

NOV 05 2007

Date: 11-31-07

CITY OF NEWPORT BEACH

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.


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.

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.

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: RICHARD & JUDE D. HUNT
Address: 280 CADEY LANE #208
N.B. 92663

} 1
} 2
} 3
} 4

Letter 48 H. Richard and June D. Hunt
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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.

Letter 49

RECEIVED BY
PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

Date: 10-31-07

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:

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.

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.

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.

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,

Tricia Wolsky

Name: *Tricia Wolsky*

Address: *200 Paris Lane, #214*

1

2

3

4

Letter 49 Tricia Wolsky
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

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding landscaping of Hoag. As such, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- 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.