

# Letter 50

RECEIVED BY  
PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

Date: 11-07

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: ADAM GRANT

Address: 210 WHE LIL  
NEWPORT BCH, CA  
92663

**Letter 50** Adam Grant  
November 1, 2007

**Response 1**

Please refer to Topical Response 3.

**Response 2**

Please refer to Topical Response 1.

**Response 3**

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

**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.
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- 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.
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# Letter 51

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PLANNING DEPARTMENT

NOV 05 2007

Date: 11/1/7

CITY OF NEWPORT BEACH

To: City of Newport Beach Planning Department

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Sincerely,

*Wendy H. Kaiser*

Name: *Wendy H Kaiser*

Address:

*270 Cagney Ln #115  
Newport Bch, CA 92663*

**Letter 51** Wendy H. Kaiser  
November 1, 2007

**Response 1**

Please refer to Topical Response 3.

**Response 2**

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**Response 3**

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# Letter 52

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NOV 05 2007

CITY OF NEWPORT BEACH

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

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

Sincerely,

*Deborah Forythe*

Name:

Address:

230 Little Lane #105  
NB, CA, 92663

} 1  
} 2  
} 3  
} 4

**Letter 52** Deborah Forsythe  
November 2, 2007

**Response 1**

Please refer to Topical Response 3.

**Response 2**

Please refer to Topical Response 1.

**Response 3**

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PLANNING DEPARTMENT

NOV 05 2007

Date: 10-31-07

CITY OF NEWPORT BEACH

To: City of Newport Beach Planning Department

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Sincerely, *Ali Girgin*

Name: *MUSTAFA ALI GIRGIN*  
Address: *220-NICE LANE # 211*  
*NEWPORT BEACH CA - 92663*

**Letter 53**      Mustafa Ali Girgin  
October 31, 2007

**Response 1**

Please refer to Topical Response 3.

**Response 2**

Please refer to Topical Response 1.

**Response 3**

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# Letter 54

RECEIVED BY  
PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

Date: 10/29/07

To: City of Newport Beach Planning Department

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Sincerely,

Name: 

Address:

250 Little Ln. #102  
Newport Beach 92663

**Letter 54** William P. Chuto  
October 29, 2007

**Response 1**

Please refer to Topical Response 3.

**Response 2**

Please refer to Topical Response 1.

**Response 3**

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# Letter 55

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NOV 05 2007

Date: 10/29/07

CITY OF NEWPORT BEACH

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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: HUGO VILLA / SPURTI RISKIN

Address: 240 NINE LN #114  
NEWPORT BEACH, CA

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**Letter 55** Hugo Villa/Stuart Riskin  
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.

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# Letter 56

RECEIVED BY  
PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

Date: 11/2/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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

Sincerely,

*Judy Henning*

Name: *Judith Henning*  
Address: *280 Cagney Lane, #205 N-B CA*

*Hoag has no concerns about anyone else but themselves!*

**Letter 56** Jody Henning and Judith Henning  
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.

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# Letter 57

RECEIVED BY  
PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

Date: 9.5.2007

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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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,

*John Russo*

Name: 210 Cayley Lane #302

Address: WB, CA 92663

**Letter 57** Gina Riós  
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.

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# Letter 58

RECEIVED BY  
PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

Date: October 31, 2007

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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

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

Sincerely,

*Kathleen Mallory*

Name:

*Kathleen Mallory*

Address:

*230 Lille Lane #316  
Newport Beach Ca 92663*

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**Letter 58** Kathleen Mallory  
October 31, 2007

**Response 1**

Please refer to Topical Response 3.

**Response 2**

Please refer to Topical Response 1.

**Response 3**

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# Letter 59

RECEIVED BY  
PLANNING DEPARTMENT

NOV 05 2007

Date: 10/30/07  
To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,

Name: 

Address: 240 Nise # 208  
Newport Beach CA

**Letter 59** Kathleen Rust  
October 30, 2007

**Response 1**

Please refer to Topical Response 3.

**Response 2**

Please refer to Topical Response 1.

**Response 3**

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# Letter 60

RECEIVED BY  
PLANNING DEPARTMENT

NOV 05 2007

Date: October 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.

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:

BRUCE LAWRENCE

Address:

260 Cagney Lane  
Newport Beach, CA

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2

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**Letter 60**      Bruce Lawrence  
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.
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- 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.
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# Letter 61

RECEIVED BY  
PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

Date: 10/29/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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

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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,

*Andrea Archer*

Name:

Address:

200 Paris Ln #109  
Newport Beach, CA 92663

*It is disgusting - should not exist!*

**Letter 61** Sandra Archer  
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.

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# Letter 62

RECEIVED BY  
PLANNING DEPARTMENT

NOV 05 2007

Date: 10-31-07

To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

RE: Impact of Hoag Hospital on Villa Balboa Residents

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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.

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

Sincerely,

*Lynette Kawake*

Name: 220 Nice Lane # 207

Address: Newport Beach CA 92663

*LYNETTE KAWAKE*

**Letter 62** Lynette Kowalke  
October 31, 2007

**Response 1**

Please refer to Topical Response 3.

**Response 2**

Please refer to Topical Response 1.

**Response 3**

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# Letter 63

RECEIVED BY  
PLANNING DEPARTMENT

Date: 10-27-07

NOV 05 2007

To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

RE: Impact of Hoag Hospital on Villa Balboa Residents

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

Sincerely,

*Diana Bourke*

Name: *Diana Bourke*

Address: *200 PARIS Ln., #118  
N.B., CA 92663*



**Letter 63** Diana Rourke  
October 27, 2007

**Response 1**

Please refer to Topical Response 3.

**Response 2**

Please refer to Topical Response 1.

**Response 3**

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# Letter 64

RECEIVED BY  
PLANNING DEPARTMENT

Date: October 31, 2007

NOV 05 2007

To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

RE: Impact of Hoag Hospital on Villa Balboa Residents

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

Sincerely,

*Nancy Knight*  
Name: Nancy Knight

Address: 270 Cagney Lane, No 301  
Newport Beach, CA 92663

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} 2  
} 3  
} 4

**Letter 64** Nancy Knight  
October 31, 2007

**Response 1**

Please refer to Topical Response 3.

**Response 2**

Please refer to Topical Response 1.

**Response 3**

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**Letter 65** Mark C. Cully  
November 1, 2007

**Response 1**

Please refer to Topical Response 3.

**Response 2**

Please refer to Topical Response 1.

**Response 3**

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- 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.
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- 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.
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# Letter 66

RECEIVED BY  
PLANNING DEPARTMENT

NOV 05 2007

Date: 10/31

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,

*Maureen Mc Carthy*

Name: *Maureen McCarthy*

Address:

*730 Lilla Lane #307  
Newport Beach*

} 1  
} 2  
} 3  
} 4

**Letter 66**      Maureen McCarthy  
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.
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} 1

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} 4

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Sincerely,

Name:

Address:

200 Paris Lane #104  
Newport Beach, CA 92663

**Letter 69**      Eduardo Arsler  
                      No date

**Response 1**

Please refer to Topical Response 3.

**Response 2**

Please refer to Topical Response 1.

**Response 3**

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