

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10/26/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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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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.

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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.

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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,

Frank Ellis

Name: FRANK ELLIS

Address: 220 ALICE CANNON BLVD
NEWPORT BEACH 92663

Letter 130 Frank Ellis
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

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OCT 31 2007

Date: October 29, 2007

CITY OF NEWPORT BEACH 131

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Sincerely,

Marc and Pam Laulhere Pam Laulhere

Name: Marc and Pam Laulhere

Address: 220 Nice Lane #305

Letter 131 Marc and Pam Lauhere
October 29, 2007

Response 1

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Response 2

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Response 3

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Letter 132

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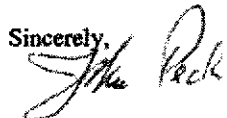
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Sincerely,



Name: JOHN PECK

Address: 950 CAGNEY LANE #207
Newport Beach, CA 92663

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Letter 132 John Peck
 October 27, 2007

Response 1

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Response 2

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Sincerely,

Marcella R. Altamirano Harner

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Name: 240 Nico Lane # 303, Newport Beach, CA 92663

Address:

Letter 133 Marcella R. Altamirano Harner
October 25, 2007

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Response 2

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Response 3

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Letter 134

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Sincerely,

Name: CHRISTIAN ANDERSON

Address: 900 Capistrano
Newport Beach
CA 92663

} 1
} 2
} 3
} 4

Letter 134 Cristina Andres
October 29, 2007

Response 1

Please refer to Topical Response 3.

Response 2

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OCT 31 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.

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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.

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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, *Mario Pastorello*

Name: MARIO PASTORELLO

Address: 270 CAGNEY LANE #111
NEWPORT BEACH, CA 92663

Letter 135 Mario Pastorello
October 28, 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 136

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PLANNING DEPARTMENT

OCT 31 2007

Date: _____

To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

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Sincerely,

Name:

Address:

Ralph Cardwell
260 Cagney Lane
#205

Letter 136 Ralph Cardwell
 No date

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Response 2

Please refer to Topical Response 1.

Response 3

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Letter 137

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PLANNING DEPARTMENT

OCT 31 2007

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Date: 10/27/07

To: City of Newport Beach Planning Department

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Sincerely,

David Stagt and Judy Stagt

Name: DAVID and JUDY STAGT

Address: 230 Lille Lane, # 202
Newport Beach 92663

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Letter 137 David and Judy Stayt
October 27, 2007

Response 1

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Response 2

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Letter 138

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Sincerely,

Deborah Irish

Name: Deborah Irish

Address: 240 Nice Lane # 210, Newport Beach, Ca 92663

} 1
} 2
} 3
} 4

Letter 138 Deborah Irish
No date

Response 1

Please refer to Topical Response 3.

Response 2

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Response 3

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Sincerely,

Name: Yolande Vase
Address: 950 Cagney Ln #204
Newport Beach, CA 92663

Letter 139 Yolande Vose
October 29, 2007

Response 1

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Response 2

Please refer to Topical Response 1.

Response 3

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Letter 140

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RE: Impact of Hoag Hospital on Villa Balboa Residents

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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.

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

4

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

Sincerely,

Name: R. BAILEY

Address: 200 PARIS LN # 216
NEWPORT BEACH

Letter 140 R. Bailey
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

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RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10/28/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Baiboa Residents

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Sincerely,

Joanne Chae

Name:

Joanne Chae

Address:

230 Lille Lane #310
Newport Beach, CA 92663

Letter 141 Joanne Chae
October 28, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 142

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10/25/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,



Name: Shahen Askari PE, GE

Address: 210 Lilla Lane, #10-309
NPB, CA 92663

Letter 142 Shahen Askari
 October 25, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 143

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 11/27/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,

Name: Robert Edward Prasin, III

Address: 200 Cagney Lane # 30
Newport Beach, CA 92663

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Letter 143 Robert Edward Prerin III
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 144

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

Date: 10-26-07

To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

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Sincerely,



Name: REBECCA KARNS

Address:
220 Nice Jam, #303
Newport Beach, CA 92662-2603

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Letter 144 Rebecca Karns
 October 26, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10/27/2007

To: City of Newport Beach Planning Department

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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: Amy Phelps

Address: 950 Cagney Lane #208
Newport Beach, CA 92663

Letter 145 Amy Phelps
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.
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- Submitted plans to the CCC to attach a green, metal screen lattice structure and plant flowering vines to cover the green screen on the east wall of the cogeneration facility in order to provide additional screening and softening of specific views of the cogeneration facility with an estimated installation of May 2008, pending CCC approval.
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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.

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- 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.
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Letter 146

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10/25/07

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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} 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,

Bernard and Sheila Herrera

Name:

Bernard Herrera #1017

Address:

Hoag Hospital, Newport Beach, CA

Letter 146 Bernard and Adele Greene
October 25, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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

Response 4

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Letter 147 Diane and James Collings
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 149

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OCT 31 2007

CITY OF NEWPORT BEACH

Date: Oct. 27 2007

To: City of Newport Beach Planning Department

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Sincerely,

Mrs. John Robinson

Name:

Mrs. John Robinson

Address:

*270 Cayman Ln. # 207
Newport Beach, Ca.
92663*

1
2
3
4

Letter 149 Mrs. John Robinson
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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