

Letter 150 Leanne Cleveland
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

CITY OF NEWPORT BEACH

Date: Oct 26, 2007

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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

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

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.

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: Munetaka Hosukawa
Address: 230 Lile Lane #303
Newport Beach, CA. 92663

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} 2
} 3
} 4

Letter 151 Munetaka Hasukawa
October 26, 2007

Response 1

Please refer to Topical Response 3.

Response 2

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Response 3

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Letter 152

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

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Sincerely,

Name: REGINA M. CAMPBELL

Address: 260 CAGNEY LANE #213
NEWPORT BEACH, CA
92663

Letter 152 Regina M. Campbell
October 26, 2007

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Response 2

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Letter 153

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10/28/2007

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,

Lisa Kling-Ortiz

Name: Lisa Kling-Ortiz

Address: 210 Lilla #116
Lane

Newport Beach, CA 92663

Letter 153 Lisa Kling-Ortiz
October 28, 2007

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Response 2

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Response 3

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Letter 154

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: October 29th 07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,

P. B. Ryan

Name: PAMELA B. RYAN

Address: 270 CAGNEY LANE
309
Newport Beach
CA 92662

Letter 154 Pamela B. Ryan
October 29, 2007

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Response 3

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Letter 155

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 11/01/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,



Name: Shelley R. Benedict FBO JOHN H. SIRCONIAN (owner)
Address: 210 Lille Lane # 314
Newport Beach, CA 92663

Letter 155 Shelly R. Benedict for John H. Siroonian
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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Letter 156

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 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:

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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,

S. Wolff

Name: *Sandra Wolff*

Address: *270 Cagney Ln, #204
Newport Beach, CA 92663*

Letter 156 Sandra Wolff
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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RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10-28-07

To: City of Newport Beach Planning Department

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

Sincerely,

Name: MICHAEL SKOGI

Address: 210 LILLE LN #202
NEWPORT BEACH, CA 92663

Letter 157 Michael Skog
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 158

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

Date: 10/28/07

To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

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Sincerely,

Name: Stephane

Address: 220 N. Coast Dr.

Letter 158 Suzie Kruse
 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 159

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

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Sincerely,


Name: Craig Ishikawa

Address: 210 Lille Lane #118
Newport Beach, CA 92663

Letter 159 Craig Ishihama
October 26, 2007

Response 1

Please refer to Topical Response 3.

Response 2

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Response 3

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Letter 160

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

CITY OF NEWPORT BEACH

Date: 10/28/2007

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Name: CHI-HOUNG CHEN

Address: Chi-Houng Chen
No. 101, 260 Cagney Lane
Newport Beach Ca 92663

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} 2
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} 4

Letter 160 Chi-Houng Chen
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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RECEIVED BY
PLANNING DEPARTMENT

NOV 01 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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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.

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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: Simon Fangard
Address: 210 Lilla Lane #316
Newport Beach, CA 92663

Letter 162

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

CITY OF NEWPORT BEACH

Date: 10/30/07

To: City of Newport Beach Planning Department

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Sincerely,

Ross Ribando

Name:

ROSS RIBANDO

Address:

260 CAGNEY LN. #320
NEWPORT BEACH, CA 92663

Letter 162 Ross Ribaldo
 October 30, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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RECEIVED BY
PLANNING DEPARTMENT

NOV 01 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

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

Sincerely,


Name: SANDRA SELLANI
Address: 200 PARIS LN #316
NEWPORT BEACH, CA 92663

Letter 163 Sandra Sellani
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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Date: October 27, 2007

OCT 31 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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In summary:

Changes and improvements to the Hoag Hospital property impacts all Condominium units at Villa Balboa, even more so are those units, as follows:

- 1) Units closest to the subject hospital property
- 2) those other units with higher elevation views.

My condominium unit and many others, lying closest to the hospital's northerly property line are impacted even more so.

Sincerely yours,

Allan Slatin

270 Cagney Lane, Unit #205
Newport Beach, CA. 92663

Letter 164 Allan Slatin
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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RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: _____

To: City of Newport Beach Planning Department

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Sincerely,

Name: *Gloria Slaney*
Address: *210 Hillside # 303*
Newport Beach, Ca.
92663

Letter 165 Gloria Sliney
No date

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 166

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 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.

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 Matte

Address: 270 Cugney Lane #206
Newport Beach, CA 92663

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Letter 166 Richard Matte
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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- 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

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,

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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, *H. Wagner*

I agree with all the above.

Name: *Henry Wagner, Jr.*

Address: *240 Nice Lane # 207
Newport Beach.*

Letter 167 Henry Wagner Jr.
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 168

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10-27-07

To: City of Newport Beach Planning Department

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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, *Douglas Dingwell*

Name: *DOUGLAS DINGWELL*

Address: *240 NICE LANE
206 COND
NEWPORT BEACH CA 92663*

} 1
} 2
} 3
} 4

Date: 10/27/07

RECEIVED BY
PLANNING DEPARTMENT

To: City of Newport Beach Planning Department

OCT 31 2007

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We have these rights, as homeowners.

Sincerely,

Judy K. Jehl

Name: Judy K. Jehl

Address: 276 Canyon Lane #103
Newport Beach, CA 92663
449 650 8814

Letter 169 Judy K. Jehl
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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