

Date: *OCTOBER 27<sup>th</sup> 2007*

RECEIVED BY  
PLANNING DEPARTMENT

OCT 31 2007

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

CITY OF NEWPORT BEACH

Dear City Planner,

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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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,

*Sarabina Gordon*

Name:

Address:

*240 NICE LANE #115  
NEWPORT BEACH, CALIFORNIA 92663*

**Letter 170** Sambrima Gordon  
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.

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CITY OF NEWPORT BEACH

Date: 10-25-07

To: City of Newport Beach Planning Department

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JIM; CHECK THIS OUT - PLEASE

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Sincerely,

*Charles A. Larrb*

Name:

Address:

Charles A. Larrb  
280 Cagney Lane #113  
Newport Beach, CA 92663

**Letter 171** Charles A. Lamb  
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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Sincerely,

*Peene Mason*

Name: *200 Laguna Lane #112*

Address: *Newport Beach*

*P.S. The noise from the loading docks adjacent to our property on the west side of the Hoag Upper Campus is unbearable and getting worse.*

} 5

**Letter 172** Pierre Masson  
October 27, 2007

**Response 1**

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**Response 2**

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**Response 3**

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### Response 5

Please refer to Topical Response 3. The Draft EIR has recommended additional noise attenuation measures be applied to the loading dock:

MM 3.4-4 Truck deliveries to the loading dock area are restricted to the hours of 7:00 AM to 8:00 PM. It is noted that special situations may arise that require delivery outside of these hours.

MM 3.4-5 Sound absorption panels on the east wall of the loading dock shall be installed. Approximately 450 square feet of absorptive panels shall be used to cover major portions of the back wall of the loading dock area.

The Noise-Foil panels by Industrial Acoustics or a panel with an equivalent or better sound rating shall be used.

MM 3.4-6 The trash compactor shall be relocated within the loading dock. The trash compactor and baler shall be enclosed in a three-sided structure. The walls shall be concrete block or similar masonry construction. The roof shall be lightweight concrete roof or a plywood surface with concrete tiles; a built-up roof with 5' 5" of insulation on the inside would be an acceptable alternative. The open side shall face away from the residents. Doors may be on the side of the enclosure facing the residents, but must be closed when the baler or compactor are operating. The compactor and baler should only be operated between the hours of 7:00 AM and 7:00 PM.

MM 3.5-7 "No Idling" signs shall be posted in the loading dock area and any area where the trucks might queue.

# Letter 173

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CITY OF NEWPORT BEACH

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Sincerely,

*Marla Jann Williams*

Name: Marla Jann Williams

Address: 220 Nice Lane #108  
Newport Beh., Ca. 92663

} 1  
} 2  
} 3  
} 4

**Letter 173** Marla Jann Williams  
October 26, 2007

**Response 1**

Please refer to Topical Response 3.

**Response 2**

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**Response 3**

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Sincerely,

*Jeanne C. Davis*  
Name: Jeanne C. Davis

Address: 955 Cynary Lane #201  
Newport Beach, CA 92660

**Letter 174**    Jeanne C. Davis  
                  October 27, 2007

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**Response 2**

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# Letter 175

RECEIVED BY  
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10/24/07

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,

*Ray Warren*

Name:

RAY WARREN

Address:

270 CAGNEY LN ST107  
NEWPORT BEACH, OR, 92663

**Letter 175** Ray Warren  
October 24, 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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- 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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RECEIVED BY  
PLANNING DEPARTMENT

OCT 31 2007

Date: 10-28-07

To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner, Hoag is ruining the quality of our lives and devaluing our homes. Please help us! Thank you. 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:

} 5

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. Construction workers violate curfew noise limits frequently. They often deliver materials at 4:00 a.m., etc. to the construction site.

} 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. It has a ghastly appearance that one wouldn't expect to see next to a residential area. It looks like heavy industry.

} 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. Hoag never seems to honor their agreements. Hoag has been an extremely inconsiderate neighbor.

} 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. Hoag's construction has devastated the appearance of Sunset Park, especially needed is cascading landscaping to draped down

} 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.   
 new retaining wall.

} 6

Sincerely, Joan Reiss & Jill Reiss

Name: Joan Reiss / Jill Reiss  
Address: 230 Lille Lane, Unit 208  
Newport Beach, CA 92665

**Letter 176** Jill Reiss  
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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#### **Response 5**

CEQA Guidelines §15064(e), Determining the Significance of the Environmental Effects Caused by a Project, states:

Economic and social changes resulting from a project shall not be treated as significant effects on the environment. Economic or social changes may be used, however, to determine that a physical change shall be regarded as a significant effect on the environment. Where a physical change is caused by economic or social effects of a project, the physical change may be regarded as a significant effect in the same manner as any other physical change resulting from the project. Alternatively, economic and social effects of a physical change may be used to determine that the physical change is a significant effect on the environment. If the

physical change causes adverse economic or social effects on people, those adverse effects may be used as a factor in determining whether the physical change is significant. For example, if a project would cause overcrowding of a public facility and the overcrowding causes an adverse effect on people, the overcrowding would be regarded as a significant effect.

No documentation has been provided to support the suggestion that the ongoing development of Hoag has negatively affected the property values of surrounding existing development.

**Response 6**

Please refer to the response to Comment 4.

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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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 R. Stanton*

Name: John R. Stanton

Address: 102 Schol 2 Plaza - Unit 226



**Letter 177** John R. Stanton  
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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RECEIVED BY  
PLANNING DEPARTMENT

Date: 10/29/07

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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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: FRANK MIRANO

Address:

260 Cagney #306  
Newport Beach, CA 92663

**Letter 178** Frank Minano  
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

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,

Name: *John H. Thomas*  
Address: *260 Canyon Lane*  
*#216*  
*NB*  
*92663*

**Letter 179** John J. Houng  
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

OCT 31 2007

Date: 10/26/07

CITY OF NEWPORT BEACH

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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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: RONALD & BEVERLY STREET

Address: 210 LILLE LANE #115  
NEWPORT BEACH, CA, 92663

**Letter 180** Ronald and Beverly Street  
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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Sincerely,

Name:

Vladimir Khiterov

Address:

230 Little Ln. # 318  
Newport Beach, CA 92663

**Letter 181** Vladimir Khiteres  
October 26, 2007

**Response 1**

Please refer to Topical Response 3.

**Response 2**

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**Response 3**

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# Letter 182

RECEIVED BY  
PLANNING DEPARTMENT

OCT 31 2007

Date: 10/27/07

CITY OF NEWPORT BEACH

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,

*Stephen E. Stepanov*

Name: STEPANOV

Address: 276 Capney Lane #305  
Newport Beach, CA 92663

} 1  
} 2  
} 3  
} 4

**Letter 182** S. E. Stephanou  
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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OCT 31 2007

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Date: 10/29/07

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Sincerely,

Name: Julissa M. Quirk

Address: 200 CABINETS UNIT #215  
NEWPORT BEACH, CA 92660

**Letter 183**    Melissa M. Quirk  
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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Sincerely, *J. Tukhi*

Name: *Dennisea Tukhi*

Address: *210 Lille Lane # 301  
Newport Bch, Ca. 92663*

**Letter 184** Jennifer Tukhi  
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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Date: 10/29/07 (Additional letter to follow)

To: City of Newport Beach Planning Department

RECEIVED BY  
PLANNING DEPARTMENT

RE: Impact of Hoag Hospital on Villa Balboa Residents

OCT 31 2007

Dear City Planner,

CITY OF NEWPORT BEACH

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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: Janice Carr

Address: 260 Cagney Ln., 102  
Newport Beach, CA 92663  
949-642-2886



**Letter 185**     Janice Carr  
                         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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Deborah Calvert

PO Box 11221  
Newport Beach, CA 92658  
949 548-2080

RECEIVED BY  
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: October 29, 2007

To: City of Newport Beach Planning Department

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Sincerely,

*Deborah S. Calvert*

Name:

Address:

**Letter 186**     Deborah S. Calvert  
                      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 187

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,

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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: STEVEN C. JONES

Address: ~~200~~ 200 PARIS LANE #301  
NEWPORT BEACH, CA 92663

1

2

3

4

**Letter 187** Steven C. Jones  
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: 10/26/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,

*Geoff Boucher*

Name: Geoff Boucher

Address: 200 Mica Ln. # 203

**Letter 188** Geoff Boucher  
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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RECEIVED BY  
PLANNING DEPARTMENT

Date: 10-26-07

OCT 31 2007

To: City of Newport Beach Planning Department

CITY OF NEWPORT BEACH

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Sincerely,

Arthur Shapiro

Name: ARTHUR SHAPIRO

Address: 200 PARIS LANE  
APT. 112

Newport Beach,

CA 92663

**Letter 189** Arthur Shapiro  
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.