

Letter 210

Ribaldo
260 Cagney Lane No. 320
Newport Beach, CA 92663

16 May 2007
RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

CITY OF NEWPORT BEACH

Mr. James Campbell-Senior Planner
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92663

Re: Hoag Hospital Master Plan Amendment

Dear Mr. Campbell,

As a resident of 260 Cagney Lane for the past 24 years I must strongly protest the proposed amendment to the Hoag Hospital Master Plan. Usually hospitals request that the noise level be kept down in their zones, i.e. "Quiet Please Hospital Zone". Hoag is requesting just the opposite.

Since 1992 we at Villa Balboa have been subjected to constant construction along two of our borders. We have tried to cooperate with their plans, but our patience is wearing thin. No other community in the city of Newport Beach has had to live with these conditions for such a long period of time; and, we have at least 4 to 5 more years of this type of activity to contend with.

Over the years we have had some noise problems on the service road, but nothing that was not addressed and corrected. Having been to almost every meeting regarding the Hoag Hospital Plan, including Parks Commission, Planning Commission, City Council Meetings, and every other meeting called by Hoag, I have learned that sometimes the issue presented by the hospital is somewhat of a diversion from the real issue.

The loading dock noise is something that hasn't changed in all the years I have been here, therefore I strongly feel the real issue lies somewhere else. I firmly believe the hospital is looking for a way to justify the fact that they cannot meet the noise restriction at the power plant (co-generating facility), and this is a way to circumvent that problem.

The plant should not have been built in the first place. If you check you will find that the facility probably exceeds the 55Db noise level and that is the real reason the hospital is asking for this amendment. Their response is that "We are still testing". I understand that recently measurements have been taken at the co-generation site. We had people present at that time and the 55Db level had been exceeded.

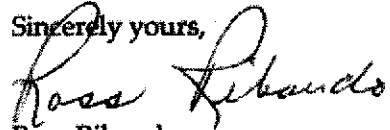
1

2

Mr. James Campbell-Senior Planner
page two
5-16-07

Please give this your attention. It is a very important issue to all who live in Villa Balboa,
Villa Versailles and Newport Crest.

Sincerely yours,



Ross Ribaud

:b

Letter 210 Ross Ribaldo
May 16, 2007, Received November 1, 2007

Response 1

Hoag is an existing medical facility that has been located in the City on the Upper Campus since 1952. The existing Master Plan adopted by the City in 1992 identified on buildout over approximately 20 years (year 2012); the proposed Master Plan Update anticipates buildout in 2018. Thus, the long-term buildout of Hoag has been assumed for many years. The City's Noise Ordinance requires that all noise-generating activities be limited to the hours of 7:00 AM to 6:30 PM on weekdays and 8:00 AM to 6:00 PM on Saturdays. No noise-generating activities shall occur on Sundays or national holidays in accordance with the City of Newport Beach Noise Ordinance.

Response 2

With respect to the existing cogeneration facility, the Noise Ordinance regulations apply to this use because this facility is not a mechanical equipment operation that would be regulated by the current Development Agreement. Residential areas that are within 100 feet of the Hoag property line would be protected by the Zone 3 – Mixed Use Residential criteria. The noise criterion for Zone 3 is 50 dBA (Leq) during the night and 60 dBA during the day. The noise levels for the cogeneration facility are below the nighttime criteria of 50 dBA contained in the Noise Ordinance. With the current equipment in operation, the noise levels generated by the cogeneration facility are in compliance with the Noise Ordinance at Villa Balboa. Please also refer to Topical Response 1.

10/25/07

RECEIVED BY
PLANNING DEPARTMENT

OCT 29 2007

CITY OF NEWPORT BEACH

Date: MR CAMPBELL

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

~~XX~~

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.

5

Sincerely,

Mary Petropoulos

Name: MARY PETROPOULOS

Address: 280 CAGNEY LN # 109
Newport Beach, CA 92663

~~XX~~ And Please REQUIRE
HOAG TO TRIM/REMOVE
TREES BLOCKING BAY
VIEWS IN VIOLATION
of the 1992 agreement
I/WE HAVE BEEN TRYING
FOR 20 YRS TO GET OUR
VIEWS BACK!

} 5

Letter 211 Mary Petropoulos
October 25, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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

Response 4

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

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
- Submitted plans to the California Coastal Commission (CCC) for permission to install three, 48-inch box evergreen screen trees and new irrigation to provide added screening of the cogeneration facility area with an estimated installation of May 2008 pending CCC approval.
- Submitted plans to the CCC to attach a green, metal screen lattice structure and plant flowering vines to cover the green screen on the east wall of the cogeneration facility in order to provide additional screening and softening of specific views of the cogeneration facility with an estimated installation of May 2008, pending CCC approval.
- Installed additional shrubs, groundcover, and new irrigation system to the slope behind the cogeneration facility upon completion of the retaining wall project in November 2007 to provide added visual quality and erosion control.
- Installed 24 trees, shrubs, and ground cover plantings and new water conserving irrigation system on the cogeneration facility in November 2007 to provide added visual quality screening and erosion control as part of completing the Lower Campus retaining wall project.

- Installed eight, 24-inch box evergreen screen trees in November 2007, at the base of the west parking lot to screen and soften views of the retaining wall.
- Installed twelve, 36-inch box flowering trees and four fan palm trees and irrigation system at end islands in the west parking lot in November 2007, to provide increased shade and visual enhancement to the parking area, with additional parking area trees to be installed in the future as construction needs in the area are completed.
- Installed 550 bougainvillea shrubs in November 2007, as part of the Lower Campus retaining wall project, for color and to soften of views along the top of the retaining wall.
- Requested an Approval In Concept (AIC) from the City of Newport Beach to re-grade the north slope above the retaining wall to allow shrubs, ground cover, and a new irrigation system to enhance visual quality, safety, and erosion control. To be installed in January 2009 pending City and CCC approval.
- Installed 17 trees, shrubs, groundcover, and new irrigation system in December 2007 around the new Child Care Center to provide added visual quality, parking area screening and building drop-off and entry area definition.
- Replace trees, shrubs, and groundcover and enhance planting areas as part of the Lower Campus utility upgrade project to improve and unify Hoag landscaping along the West Coast Highway frontage after utilities are installed. Installation tentatively scheduled for December 2009, pending City AIC and CCC approval.
- Install approximately 870 linear feet of green screen lattice along the West Coast Highway frontage to screen views of the west parking lot and cogeneration facility from West Coast Highway. This landscape project is in preliminary design with installation tentatively scheduled for December 2009 pending City AIC and CCC approval.
- Hydroseeding of native groundcover including coastal wild flowers and grass, as well as irrigation system installed in December 2007 for erosion control and enhanced visual quality.

Response 5

At Hoag, 20 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.

Date: 10-26-07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

RECEIVED BY
PLANNING DEPARTMENT
OCT 29 2007
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, *Scott Mitten*

Name: *Scott Mitten*

Address: *270 Cagney Ln #308
Newport Beach CA 92663*

Letter 212 Scott Mitten
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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10-26-07

(1)

To: City of Newport Beach Planning Dept.

RE: Impact of Hoag Hospital on Villa Palms Res.

Dear City Planners,

In my short time as a resident owner at Villa Palms my opinion of Hoag Hospital has evolved into something less than benevolent. They have continuously done things contrary to their word, and only toe the line when held accountable.

It is in the best interest to keep the original agreement in Full Force. Functional obsolescence is a huge factor in determining property value. Any change in the original agreement would cause functional obsolescence. Additionally, it increases Hoag Hospital's and the City of Newport Beach's exposure to financial compensation. To disturb one's right to enjoy one's property peacefully or to increase exposure to carcinogens or to effect property values adversely are monetary damages.

(2)

The operation of Hoag Hospital will not stand or fall over a few issues that Hoag should concede on unilaterally. We as homeowners have done absolutely nothing to them. We have not instigated any confrontations. We are only the continuous recipient of their aggressive and somewhat malicious onslaught.

Sincerely,

Scott Miller

Letter 213 Scott Mitten
October 26, 2007

Response 1

With respect to property values, 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.

With respect to carcinogens, please refer to Section 3.3, Air Quality, of the Draft EIR which includes a health risk assessment.

The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

Response 2

The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

Nancy M. Knight
270 Cagney Lane, No. 301
Newport Beach, California 92663
October 23, 2007

James Campbell, Senior Planner
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92663

RECEIVED BY
PLANNING DEPARTMENT
OCT 29 2007
CITY OF NEWPORT BEACH

Re: Hoag Hospital SEIR

Dear Mr. Campbell,

I was dismayed to read the Supplemental Environmental Impact Report submitted by Hoag Hospital. I am particularly concerned with the hospital's request to amend the general plan with respect to noise limits. Those limits were negotiated in 1992 in order to give some protection to the nearby residents. Hoag should be required to take whatever steps are necessary to come into compliance with the noise limits in the general plan.

} 1

Another source of concern is the cogeneration plant. The building itself is ugly. The recent coat of paint is a slight improvement but the landscaping screen promised to Villa Balboa residents last March has yet to appear. The plumes emitted by the cooling towers are unsightly. There is technology available to correct the plumes and most cities require such remediation before allowing the construction of cogeneration plants in a residential area.

} 2

Contrary to the assertion in the Notice of Availability, the recent construction of new parking on the lower campus has resulted in significant new sources of lighting and glare. The lights are so bright residents need not turn on their lights to read. The lights adversely affect those who enjoy Sunset View Park in the evening. Before the City grants any amendment to the general plan I hope it will require modification of the lights.

} 3

I hope the City will take the action necessary to protect the quality of life for nearby residents and visitors in considering Hoag's requests.

Very truly yours,
Nancy M. Knight

Letter 214 Nancy M. Knight
October 23, 2007

Response 1

Please refer to Topical Response 3. The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

Response 2

Please refer to Topical Response 1.

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, including landscaping at the cogeneration facility.

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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.

RECEIVED BY
PLANNING DEPARTMENT
OCT 23 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:

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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. } 3

They leave the 5 wall parts on the New child care facility on 25th with direct glare & profuse light into the bedrooms opening a lot of parties & views of the area.

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,
Judith Sherman
They need to install Hawk Shields to

Name:
Address: *Focus the light down only instead of out and up.*

290 Cañon Lane #309 Newport Beach, 92669

Letter 216

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

CITY OF NEWPORT BEACH

Date: October 29, 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 my residence at 210 Lille Lane #314, Newport Beach, Ca.. 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 just steps away from my residence at the 210 Lille Lane Building. Among my concerns are the following:

Noise — The location of my home is adjacent to Hoag and as such I am subjected to relatively high levels of noise on a nearly continuous basis. This noise negatively affects my 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

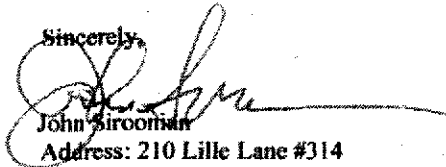
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Sincerely,



John Siroomian
Address: 210 Lille Lane #314
Newport Beach, Ca. 92663



J.H. SIROONIAN, INC.

2750 N. PARKWAY DRIVE, FRESNO, CALIFORNIA 93722
CORPORATE OFFICE (559) 275-1110 FAX (559) 275-3587

Letter 216 John Siroonian
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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- 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.
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- 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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- 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.
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Dr. Paul Wolotsky
270 Cagney Lane, Unit 114
Newport Beach, California 92663
949-642-6033

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

CITY OF NEWPORT BEACH

October 30, 2007

City of Newport Beach Planning Department
Attn: James Campbell, Senior Planner
3300 Newport Boulevard
Newport Beach, California 92663

RE: Impact of Hoag Hospital on Villa Balboa Residents

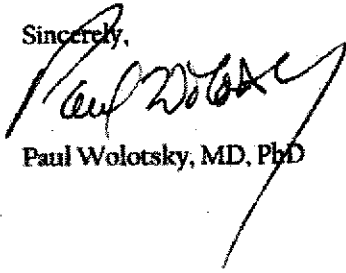
Dear Mr. Campbell and the City Planners:

I am writing to express my deep concern regarding the impact of Hoag Hospital on the quality of life of nearby residents (of which I am one), 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 - I and other 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. I and other residents 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 - I and other residents 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. Thank you very much for taking the time to understand my views on the matter.

Sincerely,



Paul Wolotsky, MD, PhD

Letter 217 Paul Wolotsky
October 30, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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

Response 4

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

- Installed five, 48-inch box evergreen screen trees and new irrigation in November 2007 to screen/soften the views of the west end of the cogeneration facility.
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Letter 218

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

CITY OF NEWPORT BEACH

October 30, 2007

To: The city of Newport Beach Planning Department
RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

My parents first moved to Villa Balboa in 1995 because they felt that it was the perfect place to retire when that time came. Back in 1995, Villa Balboa was picture perfect. Their unit, which faces the ocean, had a view of Sunset View Park with landscaping that extending out, which blocked the view of Pacific Coast Highway (PCH). This resulted in Villa Balboa being a quiet gated community with a perfect ocean view.

After some time however, construction began, which cut away most of the landscaping next to Sunset View Park, which resulted in an increase in noise level which came from PCH. (This was noise on top of all the construction noise that has been going on.) Furthermore, more noise was created by the cogeneration plant that was built.

My parents feel they have been more than reasonable in dealing with all the noise due to the constant construction, the noise from PCH, and the cogeneration plant. However, now, Hoag has requested to amend the sound limits so they can make more noise. This is just unacceptable. To subject the residents of Villa Balboa to more noise substantially interferes with the enjoyment of our property. The noise level currently is even too loud; therefore, to allow Hoag to increase the noise level would be unreasonable.

Another area that has impacted my parents is the interference in the ocean view that they loved so much. While it was a perfect view before, now, depending on what time of day you step out, either you will see the ocean or you will see a huge puff of smoke which obstructs the whole right side of our view. This was the main reason my parents fell in love with Villa Balboa. And now slowly, Hoag is taking away their perfect dream home piece by piece.

Back in 2005, my parents received a letter from Langston Trigg, the Vice President for Facilities Design and Construction for Hoag Hospital. The letter stated, "The steam is a by-product of the testing, both will be eliminated once the Co-Generation plant is in full operation." I still frequently see steam coming out of the plant and this letter was from 2005. Either Hoag is still conducting tests, or they can not keep their promise and therefore, they must ask the city to amend the restrictions placed upon them. To grant such requests by Hoag would be a serious injustice to the residents of Villa Balboa and the hundreds of people who walk through Sunset View Park.

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In conclusion, my parents hope that the City of Newport Beach will understand the burden the Villa Balboa Residents have gone through and will consider these burdens when evaluating what actions to take regarding Hoag's requests. Due to the fact that English is not the primary language of my parents, if you have any questions regarding this letter, please contact Jimmy Lee at 949-502-0971. I thank you for your time.

Best regards,

A handwritten signature in black ink, appearing to be 'J. Lee', with a long horizontal flourish extending to the right.

Jimmy Lee

Representing
Dal and Young Lee

200 Paris Lane Unit 210
Newport Beach, CA 92663

Letter 218 Jimmy Lee
October 30, 2007

Response 1

With respect to existing noise levels from existing roadways and Hoag, please refer to Section 3.4, Noise, of the Draft EIR. Please also refer to Topical Responses 1 and 3.

Response 2

Please refer to Topical Response 3.

Response 3

Please refer to Topical Response 1.

Response 4

Please refer to Topical Response 1.

RECEIVED BY
PLANNING DEPARTMENTVerna D. Mattox
200 Paris Lane Apt. 218
Newport Beach, California 92663

OCT 31 2007

October 27, 2007 CITY OF NEWPORT BEACH

To: City of Newport Beach Planning Dept.
 Re: Impact of Gray Hospital on Valle
 Balboa residents

Having lived in Valle Balboa for fifteen years I am concerned, and writing to express this concern about the impact of Gray Hospital on the quality of life of nearby residents, especially because of the hospital's recent request to amend the general plan, and development agreement for Gray Hospital.

Though I, personally, am not yet involved because of the location of my Condo, there are several issues that could affect some of my neighbors, with a consequential effect on our total property values.

These include (1) Cogeneration Plant, (2) Lower campus lighting, and (3) Landscaping which was promised during your early presentation to the homeowners.

I hope the City will include the above concerns in the upcoming Supplemental Environmental Impact Report. Sincerely

(Mrs.) Verna D. Mattox

Letter 219 Verna D. Mattox
October 27, 2007

Response 1

With respect to the cogeneration facility, please refer to Topical Response 1.

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding lighting and landscaping 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.

With respect to the landscaping of Hoag, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

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November 3, 2007

Mr. James Campbell, Senior Planner
City of Newport Beach
Planning Department
330 Newport Blvd.
Newport Beach, CA 92663

RECEIVED BY
PLANNING DEPARTMENT
NOV 05 2007
CITY OF NEWPORT BEACH

Re: Hoag Master Plan Amendment

Dear Mr. Campbell:

I am writing this letter on behalf of myself, and my husband, Maurice Quirk.

We presently reside at 200 Paris Lane, #213, in this beautiful city of Newport Beach. Our condominium, which we own, is located within the Villa Balboa/Seafaire complex. My home is on the 2nd floor, and is situated directly over Hoag's Co-Generation Plant.

I am writing this letter in hopes that you, the Mayor, and the City Council will hear our pleas for help!!!

I want to first say that I feel that Hoag Memorial Hospital is a wonderful hospital facility. Should I need medical attention, it is the only place that I would want to be.

However, Hoag Hospital has made the choice to be a dreadful, spiteful neighbor to our community, and to our residents. In the following paragraphs I will tell you the facts, as I see them, and why I feel this to be true. At the same time, I am pleading with you not to approve the amendments Hoag is asking to amend, with regards to the 1992 Hoag Master Plan. } 1

A year ago, our Villa Balboa Board of Directors elected and appointed a Hoag Executive Committee to interface with Hoag Memorial Hospital. Our committee, as you are well aware, has tried, through numerous meetings with the Newport Beach Planning Department, the Mayor, Hoag officials, and Government Solutions to try and work together, as good neighbors, to live in peaceful harmony. Unfortunately, to no avail, no accomplishments have been made. Therefore, I would like to address the following subjects with respect to the amendments Hoag is asking to change, with regards to the 1992 Master Plan: (1) Co-generation Plant (2) Noise Levels (3) Lighting (4)Government Solutions. } 2

(1) Co-generation Plant

At the time the co-generation plant was under construction, our community was invited to participate in meetings held at the Hoag Conference Center. These meetings were run by Debra Legan, Hoag's Vice President of Marketing & Corporate Communications, as well as Mr. Langston Trigg, in charge of their Facilities and Design Center.

At these meetings, when we questioned Mr. Trigg regarding the vapors, condensation, plumes, gases, etc, that were being emitted by this facility, we were told that this was happening only

during the "testing stages" of the plant. Once the plant was operational, we were told, we would see none of this. Well, Mr. Campbell, I wake up every morning to this, I see it every day, every afternoon, every evening, and even in the early hours of the AM. It is constant!

I had an opportunity to question Mr. Trigg about this, in spring of this year, and I asked him point-blank about this issue. His answer to me was, and I quote him "well, what I told you was that it wouldn't be all the time." Mr. Campbell, this is an untruth, and only one of the many, untruths and beliefs that Hoag has bestowed on our community.

I have first-hand knowledge to know that technology is available to fix this problem. However, Hoag continues to insist that such technology does not exist, whatsoever!!!!!! It is also my understanding that Hoag was quite possibly offered the opportunity to install such technology, prior to the construction of the facility. Evidently they cared little about the health of nearby neighborhoods with their decision not to implement this technology.

Hoag Hospital, whose primary purpose in life is concerned with health, needs to consider the health of our Villa Balboa residents. The pollutants, gases, emissions, plumes, etc. that are emitted by this co-generation plant are dirty, disgusting, and harmful, to say the least. If Hoag Hospital cares so much about technology to improve patient health....do they not care about us??? I guess not!!!!

In addition, Hoag should consider that they have ruined some of the beautiful ocean views that existed not long ago. This is so true, in my case! In addition, what about the views to be seen from the yet-to-be developed Sunset View Park?????? Those beautiful views no longer exist!

Something must be done to remedy this situation!!!

(2) Noise Levels

On many occasions, during Hoag construction, I have been awakened prior to 6 AM in the morning, most recently two weeks ago, on a Saturday morning. Trucks arrived on the lower campus prior to 6 AM in the morning, to resurface the large parking area just north of the new child care facility.

When we tried to discuss this issue with Hoag, we were made out to be liars, Mr. Campbell. Even when we have date/time stamped pictures to address the fact, we are told that no, no way did this happen.....it just didn't occur.....Well, Mr. Campbell, this did happen..... and it happens on an extremely regular basis. Hoag chooses, unfortunately, to just thumb their noses at us!!!!!!!!!!!!!!!!!!!!

The noise levels that Hoag is asking for amendment on, in this SEIR, should never be raised!!!! Would this be acceptable in other areas of Newport Beach?????? I don't think so!

Hoag has asked that there be no noise level controls in the loading dock/trash areas, which are adjacent to the Villa Balboa property. How dare they ask for this???????? This is totally unacceptable for this wonderful city of Newport Beach, that we live in!! Wouldn't granting them this concession, set a precedent for other areas of Newport Beach??????

2 cont.

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(3) Lighting on the lower campus.

A couple of months ago, lighting was installed in the parking lot of the lower campus area, in which I live. When it was turned on, it was so bright that I could sit in my unit and read a newspaper. Something must be done to address this issue.....this is not acceptable, whatsoever!!!! We have asked Hoag if we can help them with this issue, by making suggestions regarding the lighting. Hoag again chooses to totally ignore us, and once again thumb their noses at us.

} 5

Again, this lighting situation must be fixed!!!!

(4) Government Solutions

For the last year, we have met regularly with Hoag's PR firm, Government Solutions. They would graciously come to our board meetings, bring cookies, and show slides and charts/drawings, of all of the wonderful ways that Hoag was going to work with our community, as good neighbors.

Well, Mr. Campbell, after all of the "dog and pony show" meetings with Government Solutions, as well, as regular meetings with our committee, none of these "good neighbor" policies have been put into place.

} 6

Wouldn't all of the \$\$\$\$ that Hoag has spent on Government Solutions, have been put to better use addressing the small amount of issues that we have with the hospital????

Mr. Campbell, I would respectfully hope that this SEIR is not approved, as written, and that Hoag will make some attempt to become a better neighbor to our community of Villa Balboa, as well as to the City of Newport Beach. Hoag should try to live in better harmony with its surrounding neighbors, so that we can all enjoy peaceful existence upon this earth.

} 7

Thank you so much, and please, Mr. Campbell, Mr. Mayor, and City Council, hear our pleas for help!!!!

Sincerely,

Mrs. Gloria Quirk
200 Paris Lane, #213
Newport Beach, California 92663
Gloquirk@aol.com
(714) 403-8686

Letter 220 Gloria Quirk
October 30, 2007

Response 1

The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

Response 2

Please refer to Topical Response 1 as well as Section 3.3, Air Quality, of the Draft EIR which addresses air quality and health risk.

Response 3

The City's Noise Ordinance restricts all noise-generating activities to the hours of 7:00 AM to 6:30 PM on weekdays and 8:00 AM to 6:00 PM on Saturdays. No noise-generating activities shall occur on Sundays or national holidays in accordance with the City of Newport Beach Noise Ordinance. The City Police Department or the Code and Water Quality Enforcement officers should be notified of any violations of the Noise Ordinance.

Response 4

Please refer to Topical Response 3.

Response 5

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 6

The opinions of the commenter are noted.

Response 7

The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

Letter 221

October 29, 2007

RECEIVED BY
PLANNING DEPARTMENT

City of Newport Beach Planning Department
ATTN: James Campbell, Senior Planner
3300 Newport Blvd.
P.O. Box 1768
Newport Beach, CA 92658-891

NOV 05 2007

CITY OF NEWPORT BEACH

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear Mr. Campbell,

I live in Villa Balboa at 950 Cagney Lane #108, Newport Beach. I am very concerned about the impact of Hoag Hospital's recent request to amend the development agreement of 1994 with Villa Balboa and the other condominium complexes that neighbor them. For this reason, I am writing you today.

I have lived in Orange County all my life. I was a first-time homebuyer and purchased my unit in 2001. I was so happy to live in beautiful Newport Beach and made this major financial decision based on information regarding future development in the immediate area provided to me based on information from this agreement. It was my understanding that this was a fair agreement that allowed Hoag Hospital growth and at the same time preserved the quality of life of the nearby residential areas.

Now I am alarmed to learn that Hoag Hospital is proposing to change the agreement, which already provided for significant future growth for them. We want to be good neighbors to this prestigious local hospital; however, we expect the same respect and consideration for the area's residential land-use issues in return. I believe their plans will be harmful to both the residential areas that neighbor them and the city of Newport Beach as a whole. I believe that there are limitations on the growth that the property can support and that growth is already reaching the breaking point. Higher noise levels, increased traffic, greater "industrial" lighting and landscaping issues, as well as the cogeneration plant emission concerns all negatively impact the residential and park areas adjacent to Hoag Hospital. I believe it could also ultimately negatively impact the patients and clients of the hospital as well.

I want to add my voice to the concerns that the Villa Balboa Community Association and other residents have raised for inclusion in the Supplemental Environmental Impact Report, so that a fair and appropriate decision can be made. I sadly see the quality of life in all of Orange County declining every year due to greater congestion, noise levels, development, and loss of "green" areas (i.e. trees, grass and vegetation areas). We need our city planners and government officials to help us maintain a beautiful Orange County.

Sincerely,

Karen Kimball

Karen Kimball
950 Cagney Lane #108
Newport Beach, CA 92663

Letter 221 Karen Kimball
October 29, 2007

Response 1

As a point of clarification to the commenter, the proposed Master Plan Update Project does not allow for any additional square footage at Hoag beyond what was approved by the City in 1992. The proposed project would allow for up to 225,000 sf of approved but not constructed square footage to be reallocated from the Lower Campus to the Upper Campus. The proposed project would not result in greater levels of noise or traffic (see Sections 3.4 and 3.2, respectively, of the Draft EIR).

With respect to lighting and landscaping, while not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding lighting and landscaping 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.

With respect to landscaping, the following information has been provided to the City by Hoag to summarize existing and proposed landscaping.

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With respect to the cogeneration facility, please refer to Topical Response 1. The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

Letter 222

RECEIVED BY
November 1, 2007 PLANNING DEPARTMENT

NOV 05 2007

Mr. and Mrs. Richard Fisher
240 Nice Lane #106
Villa Balboa
Newport Beach, California
92663

CITY OF NEWPORT BEACH

Mr. James Campbell
Senior Planner
3300 Newport Blvd.
Newport Beach, Ca
92658-891

Dear Mr. Campbell;

As new residents of Newport Beach, I am writing to express our concern regarding the impact Hoag Hospital's request to change pre-existing regulations will have on the Villa Balboa neighborhood.

We moved into this outstanding development, because of its high standards and excellent quality of life. Now Hoag Hospital wants to lift the sound limits originally agreed upon, renege on previously promised landscaping agreements and has a poor solution to the lighting problem on the lower campus parking lot. Additionally, I am very concerned about the cogeneration plant's emission. The hospital should install equipment that would eliminate these plumes, before continuing with development.

When moving to this community we had expectations that the city and Hoag Hospital would value Villa Balboa, Sunset Park and the surrounding area. It is my hope the city will not allow Hoag Hospital to amend the regulations and development agreements, but rather the city will have Hoag Hospital meet the obligations it has to the neighbors.

Thank you in advance for your serious consideration of my request.

Sincerely,


Christine Fisher

Letter 222 Christine Fisher
November 1, 2007

Response 1

With respect to noise, please refer to Topical Response 3. With respect to the cogeneration facility, please refer to Topical Response 1. The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

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.

RECEIVED BY
PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

October 30, 2007

James Campbell, Senior Planner
City of Newport Beach Planning Dept.
3300 Newport Blvd
Newport Beach, CA 92658

Dear Mr Campbell,

I am a homeowner in Villa Balboa and have watched first hand for years the development below the bluff by Hoag Hospital. I am concerned about the impact of their new phase of development on the villa balboa community, as well as all residents of Newport who use sunset bluff park.

The cogeneration plant is still very loud and unsightly, and has not been adequately screened with landscaping.

Because of the dramatic removal of dirt below the bluff, the fire access concrete drive is continually cracking and settling.

The lighting of the lower campus is way to bright, and not appropriate near residential dev.

Hoag Hospital has not been forthcoming with information Regarding the new building below the bluff.

Many of my neighbors have expressed similar concerns..

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And hope some concensus can be reached between villa
balboa, Hoag hospital, and the city of Newport beach.

} 6 cont.

We hope the city will make available any future
development drawings to the liason committee from villa
balboa.

Thanks for your time!

Alan Lamb
210 lille lane #207
Newport beach, ca
92663

Letter 223 Alan Lamb
October 30, 2007

Response 1

The potential environmental impacts of the proposed Master Plan Update Project are addressed in the Draft EIR.

Response 2

With respect to the existing cogeneration facility, the Noise Ordinance regulations apply to this use because this facility is not a mechanical equipment operation that would be regulated by the current Development Agreement. Residential areas that are within 100 feet of the Hoag property line would be protected by the Zone 3 – Mixed Use Residential criteria. The noise criterion for Zone 3 is 50 dBA (Leq) during the night and 60 dBA during the day. The noise levels for the cogeneration facility are below the nighttime criteria of 50 dBA contained in the Noise Ordinance. With the current equipment in operation, the noise levels generated by the cogeneration facility are in compliance with the Noise Ordinance at Villa Balboa. Please also refer to Topical Response 1.

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.

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Response 3

Studies were conducted throughout the progress of Hoag's Lower Campus leveling project. Soil movement measurements were taken prior to, during and after the construction of the retaining wall and no measure of movement was indicated. To the best of the ability to monitor, no correlation was found between the cracks and Hoag's project.

Response 4

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 5

Hoag had proposed Outpatient Building and associated parking structure on the Lower Campus. These structures were proposed to be adjacent to the Cancer Center. Hoag subsequently eliminated these buildings from consideration, notified Villa Balboa that the building and parking structure would not be constructed, and has no current plans to revive plans for these facilities.

Response 6

The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.



10/27/07

City of Newport Beach Planning Dept.
Attn: Mr. James Campbell, Senior Planner
3300 Newport Blvd.
P.O. Box 1768
Newport Beach, CA 92658-891

RECEIVED BY
PLANNING DEPARTMENT

NOV 01 2007

CITY OF NEWPORT BEACH

Dear Mr. Campbell:

I am a resident of Villa Balboa community adjacent to the Hoag Hospital. I understand that Hoag Liaison Committee is of the opinion that sound limits from their development should be eliminated. Furthermore Hoag has been compromising to amend the rules governing Hoag Hospital's development of its upper and lower campuses. The plumes from cooling tower and combustion products have not been mitigated per their prior agreement. Furthermore the lighting systems which are suitable for a sports stadium have not been turned off per their commitment. In addition landscaping work has been compromised.

I am a citizen of USA and a resident of Newport for over 35 years. I pay my taxes and dues and expect the City of Newport Beach enforces the laws imposed to Hoag and that the city refuses to give in to Hoag Hospital's aggressive approach in ruining the residences life and property values. Clearly health is the major concern. I demand that the City of Newport Beach protect the residents well being. Respectfully submitted.

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Letter 224 **Shahen Askari**
October 27, 2007

Response 1

Under the existing provisions of the PC Text, mechanical equipment noise generated from Hoag Hospital shall not exceed 55 decibels (dB) at all Hoag property lines. This noise restriction, which was established prior to the creation of the City's Noise Element and Noise Ordinance, is proposed to be eliminated. Instead, noise generated at Hoag would be governed by the City's Noise Ordinance, except as otherwise provided in paragraphs 1 and 2 below and as depicted on Exhibit 2-5 (see Section 2.0, Project Description, Exhibit 2-5 of the Draft EIR).

1. The applicable noise standard at the Hoag property line adjacent to the loading docks shall be as follows:

	7 AM – 10 PM Daytime	10 PM – 7 AM Nighttime
Leq (15 min)	70 dBA	58 dBA

2. Within the loading dock area, delivery vehicles and the loading and unloading of delivery vehicles shall be exempt from any applicable noise standards.

In addition, the grease pit cleaning, which is exempt from the City's Noise Ordinance because it is a maintenance activity, would occur on a Saturday between the hours of 11:00 AM and 3:00 PM.

Existing and proposed noise limits are as follows:

Noise Source	Current Limit (dBA)	Proposed Limit (dBA)
Mechanical Equipment at West Tower & Ancillary Building	55 Leq ^a	70 Leq (Day)/58 Leq (Night)
Loading Dock (delivery vehicles and the loading/unloading ops.)	60 Leq 80 Lmax ^b	Exempt
Loading Dock (non-delivery operations)	60 Leq 80 Lmax ^b	70 Leq (Day)/58 Leq (Night)
Grease Trap	Exempt	Exempt
Cogeneration Plant (nearest residence)	60 Leq (Day)/50 Leq ^b (Night)	60 Leq (Day)/50 Leq (Night)

^a Existing Development Agreement
^b Based on Mixed Use Residential standard contained in Noise Ordinance

Please also 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.

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Response 5

With respect to property values, 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.

With respect to health, a health risk assessment was prepared and is summarized in Section 3.3 of the Draft EIR.

OCT 31 2007

CITY OF NEWPORT BEACH

To: City of Newport Beach Planning Department

October 27, 2007

Re: Hoag Hospital and Its Impact on Villa Balboa Residents

Dear City Planner:

Please be aware that what Hoag Hospital is requesting is not in the best interests of the Villa Balboa Residents. Our unit at Villa Balboa is the largest investment that we have and we need to protect it.

The noise that one is subjected to on a daily basis affects our life. Please do not lift the sound limits that were established in 1992.

The Cogen plant is billowing plume. Why does the City not require Hoag to install equipment to eliminate these plumes? Please do not allow any further development.

The lower campus lighting is way to strong for the homes in the area.

What happened to the promised landscaping? I attended the meeting that promised it would be installed in a timely fashion.

Please review carefully any amendment to rules governing development at Hoag. It is imperative that you be fair to the residents of Villa Balboa.

We believe in Hoag Hospital and are grateful that we have such an outstanding facility. We are aware that they have all the power and money needed to do as they wish. Please insist that they pay attention to our community. We need your help and support.

Sincerely,

Josh Millman
Paula Millman



200 Paris Lane #215

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Letter 225 Josh and Paula Millman
October 27, 2007

Response 1

Please refer to Topical Response 3. The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

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

The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

OCT 31 2007

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,

I am writing to express my concerns regarding the impact of Hoag Hospital on the quality of life of nearby residents.

I am a firm believer in doing what you have promised to do and in 1992, after much thought and study by Hoag Hospital, you promised specified sound limits and should be held to that promise, NOT have a change of mind.

} 1

The Cogeneration Plant emissions do impact the owners of the condos above it and that too should be considered and addressed by Hoag Hospital.

} 2

The lighting on the lower campus could be helped by using lower wattage lights and by painting the part of the light that faces the condos black. Balboa Island had that problem and they solved it by doing just that.

} 3

As far as the landscaping is concerned, Hospital Road, Newport Boulevard and most of PCH are beautifully done and we should expect that 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

Please give special attention to the above concerns in the upcoming Supplemental Environmental Impact Report and protect the quality of life for the residents of nearby communities.

Most of us have used or will use the Hoag Hospital facilities during our lifetime and we wish to be as good a neighbor to Hoag as we desire Hoag Hospital to be to us.

Sincerely,

Nancy V. Schiefelbein

260 Cagney Lane #215

Newport Beach, CA 92663

Letter 226 Nancy V. Schiefelbein
October 26, 2007

Response 1

Please refer to Topical Response 3. The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

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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L. R. RUNYON
200 PARIS LANE, #208
NEWPORT BEACH, CA 92663

November 4, 2007

James Campbell
Senior Planner
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92663

RECEIVED BY
PLANNING DEPARTMENT
NOV 05 2007
CITY OF NEWPORT BEACH

Dear Jim,

I offer the following comments for consideration by the Planning Commission in response to the Draft Supplemental Environmental Impact Report - Hoag Hospital Master Plan Amendment.

I have Co-Chaired the Villa Balboa-Hoag Liaison Committee since its inception in 2006. In that capacity I and members of the Committee have met in excess of 50 occasions with various members of the Planning Department, Mayor Rosansky, a variety of management level employees of Hoag Hospital, several members of the Hoag Board of Directors, Hoag President, Dr. Afable, members of Hoag's public relations firm, Government Solutions, Inc. (GSI) and numerous neighborhood groups, in an attempt to develop a close working relationship with Hoag in order to achieve a balanced effort in working together for our mutual well being.

Our initial meetings were viewed as constructive with some degree of optimism that Hoag Hospital would be open to working with the approximately 1000 residents of Villa Balboa and the approximately 500 residents of our sister association, Versailles. We attempted to work closely with GSI principals and Hoag personnel to reach points of agreement on how both Hoag and our associations could work together to bring a sense of harmony to our mutual objectives. Members of our Committee frequently expressed our recognition that Hoag Hospital offers superb health care services to the greater Newport Beach Community, with the hope that Hoag would adopt the same sense of commitment to recognize the importance of numerous quality of life issues for the 1500 residents in extremely close proximity to Hoag's on-going construction activities.

Sadly, during the past two months we have come to learn that most of the issues we have explored with Hoag, including those we reviewed with Dr. Afable and members of his Board in early 2007, and those that were promised to us at a meeting hosted jointly by our Committee and principals of GSI in March 2007 have not been resolved and there

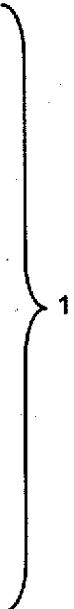
appears to be no meaningful evidence that many of the issues have been given serious consideration. (I will address a number of those issues below.)

Our most recent letter to Dr. Afable, hand delivered in September, still remains unanswered after the passage of some seven weeks. Our Committee, and residents of our community, now believe that Hoag's efforts may have been merely a ploy to pacify us during these past many months with little genuinely sincere motivation to work together amicably toward the greater good of both Hoag Hospital and our 1500 residents. Consequently we must now approach Hoag's request for modification of the Master Plan adopted in 1992 with the recognition that while Hoag is well recognized for its health care services it simply refuses to adopt any reasonable commitment to working harmoniously with its neighbors and for the benefit of visitors to Sunset View Park, as well as visitors to Newport Beach arriving from the north via West Coast Highway. Our initial optimistic hopes have been dashed by the multitude of disappointments we have experienced.

Trimming of Trees

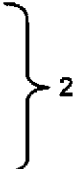
Our early meetings with Hoag representatives, combined with efforts of other Villa Balboa residents eventually resulted in the trimming of trees that exceeded rooflines of buildings on the lower campus. The effort to accomplish this end had been on-going for well over twelve years as documented in the local press. The Planned Community Text (PCT), to which Hoag is a primary party, contains a provision that requires Hoag to maintain tree heights that do not exceed rooflines. However, Hoag simply refused to address this matter, in spite of numerous well-documented requests to do so.

Only when Hoag planned to submit a request to amend the PCT did it give any consideration to trimming trees. This type of attitude has been symptomatic throughout our Committee's attempts to negotiate a number of other mitigation matters that Hoag has refused to address, including matters related to noise and aesthetics, even though a number of practical mitigation suggestions have been offered. While some mitigation measures suggested by the Committee have been endorsed by Hoag representatives, virtually none have been completed. In some cases we have found that promised actions have not been pursued even though stated as factually being true by Hoag representatives. For example an application to the California Costal Commission for landscaping enhancements that we were told had been submitted was subsequently proven to be untrue. Unfortunately, this type of behavior pattern has been repeated on several occasions.



Scope of Concerns

There are numerous issues that are of concern to Villa Balboa residents and our concern on behalf of visitors to Sunset View Park, the forthcoming Sunset Ridge Park, the greater Newport Beach community and visitors to our City. In particular we are concerned about issues associated with air quality, land use, traffic/circulation, noise and aesthetics, especially with respect to the impact on views. The first three of these issues, air quality,



land use and traffic/circulation are, for the most part, rather technical in terms of the impact of Hoag's activities on each of these matters. For the most part we feel that the technicalities of these issues are best left to experts who can address them appropriately in light of the various standards that have been established by governmental authorities. We recognize their importance, but do not possess the in-depth understanding to address effective mitigation measures. Accordingly, I have elected not to further address those issues here but I do wish to preserve my right to do so at a later date.

2 cont.

The more substantive matters of immediate importance to the multiple entities cited above include the impact of noise and aesthetics. These are issues of vital importance to maintaining the quality of life that all residents of Newport Beach have the right to expect. These are also matters which Hoag has, by and large, failed to take seriously.

Noise Issues

The proximity of Hoag's buildings, and its development activities, to Villa Balboa residences substantially elevates this issue to one of the utmost importance. Peace and quiet in one's residence is often considered a "homeowner's birthright." While Hoag effectively shields its patients from significant noise levels, it does so at the expense of its neighbors by placing noise emitting activities at the perimeters of its property lines with virtually no consideration of its neighbors. From unloading dock activities and grease-trap cleaning at its western property line to the elevated noise levels emitted from the cogeneration plant near the Superior property line, Hoag has effectively placed these offensive activities as far away as possible from the routine of its day to day activities with virtually no meaningful attempt to meet the mitigation requirements of the PCT. When combined with nearly perpetual construction activities commencing in the early 1990's and continuing for at least another ten years residents of Villa Balboa will be exposed to a quarter of a century of Hoag construction, with the likelihood that it will continue thereafter.

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While various mitigation measures were included as part of the PCT Hoag has failed to abide by its established limitations since the inception of the document. Unfortunately, absent the PCT required annual reviews by the City Council, Hoag has been successful in evading compliance. The SEIR clearly demonstrates the excessive noise levels. And now Hoag wishes to attempt to continue evasion of noise levels negotiated with the Villa Balboa Owners Association in conjunction with the City of Newport Beach. Villa Balboa residents are simply unwilling to accept this outward hostility promulgated by Hoag. Rather than mitigating the noise levels Hoag has chosen to ask that the acceptable noise levels be raised - hardly a display of a neighborhood-friendly concern.

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The recently constructed cogeneration facility also emits noise levels substantially above the current limitations. Again, rather than addressing the problem Hoag has decided to simply abolish the sound limits. This is also offensive, particularly in light of the fact that the cogeneration plant runs 24 hours per day, seven days a week, and 365 days per year. With prevailing on-shore breezes noises from the plant drift into the Villa Balboa residences throughout the still of the early morning hours causing sleepless nights.

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Unfortunately Hoag's position on this matter, while unarticulated, appears to be, "learn to live with it." This takes on the appearance of yet another demonstration of a less than congenial and constructive attitude of Hoag towards its neighbors.

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Aesthetic Issues

Quality of life issues are also extremely important in the consideration of aesthetic matters. As before, Hoag has chosen to minimize the significance of these issues. All would agree that Hoag's upper campus entry and visual treatments are exemplary. From the superb architecture to the excellent landscaping and the soft night lighting the Hoag Hospital entrance is award winning. Unfortunately, the lower campus, far away from the mainstream of Hoag's patients is a hodge-podge of mismatched architecture, and some outright eyesores.

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Cogeneration Plant

The most appalling example of Hoag's lack of consideration for neighbors is the cogeneration plant, located near the intersection of Superior and Pacific Coast Highway. This monolithic, industrial-like facility is unlike any other building along PCH in the City of Newport Beach. Its appearance is atrocious and purposefully relegated to the farthest point on Hoag property away from the upper campus showcase. It defies any meaningful attempt to reach an acceptable level of design for a widely traversed route through the entire City and yet its appearance has gone unmitigated for in excess of two years.

The smoke-like condensate plumes and the exhaust stack heat plumes are a community disgrace to visitors to Newport Beach, visitors to Sunset View Park, those who will visit Sunset Ridge Park and the greater Newport Beach Community. Yet, Hoag refuses to deploy effective and feasible, proven mitigation measures – an inconceivable posture in light of the available technology both now and, more importantly, at the time of the design and construction of the facility. In the view of many Newport Beach residents such a building should never have been allowed within the City, especially in light of the multitude of different ways an auxiliary power supply could have been deployed.

Hoag must be made to comply with all mitigation measures regarding plume abatement prior to consideration of any further development activities.

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Landscaping

Hoag's lower campus landscaping is an example of failed promises. In early 2007 at a meeting co-hosted by the Villa Balboa-Hoag Liaison Committee and Hoag representatives, residents in attendance were told that Hoag had filed an application with the Coastal Commission requesting permission to significantly enhance the landscaping provisions for the massive asphalt parking lot on the lower campus and to address an enhanced appearance of the cogeneration building. The homeowners were assured that the "canopy of trees" in the parking lot would provide substantial mitigation for the vast amount of vegetation that was destroyed when the bluff area soil was removed to provide

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for the parking lot. Further, the audience was told that the application would also provide for a lattice-framework on the east side of the cogeneration plant that would be planted with ivy, thus partially masking the massive industrial-like facility. The Committee recently learned that such an application was not filed. This serves as yet another example of the deceptive practices that have been employed, completely undermining any attempts of the Committee to reach agreement on matters with Hoag. When asked about this misrepresentation approximately six weeks ago Hoag representatives stated that they would look into the matter. As of this date no response has been received.

8 cont.

Numerous "Temporary Buildings" and Storage Containers

The lower campus parking area between the newly constructed child care center and the cogeneration plant is a haven for so-called "temporary buildings" and storage containers. A "temporary building" is a misnomer and deceptive in light of the fact that Hoag plans to leave these "temporaries" in place for at least 15 years and perhaps longer if allowed to do so. The "temporaries" do not meet the architectural requirements of the PCT nor do the innumerable storage facilities that are an array of metal containers of yellow, green, tan, blue, grey and other colors, with advertisement signs attached to sides, and some with lights shining upward at night (also in violation of the PCT). No stretch of the imagination could ever deem 15 year facilities as "temporary."

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Since these facilities are permanent, rather than temporary, within any reasonable guideline, they should be uniformly painted, located in a confined space and camouflaged with a flat roof covering to hide their industrial appearance. This mitigation measure is both practical and feasible, but has been rejected by Hoag.

Newly Installed Lower Campus Parking Lot Lights

The most recent evidence of Hoag's egregious pursuits has been evidenced by the newly installed lighting on the lower campus parking lot expansion. On the Thursday evening before Labor Day weekend Hoag turned on newly installed lighting on the lower campus parking lot expansion. Within a matter of minutes Villa Balboa residents were overwhelmed by the stadium-style lighting - unbelievably bright halogen-type white lights with a huge amount of spillover, rendering it possible to read inside many Villa Balboa residences without any additional lighting.

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Rather than limiting the height of the light poles and placing them closer together, combined with amber type lights commonly utilized on both the upper campus and on the immediately adjacent PCH, Hoag chose to utilize the most offensive type lighting imaginable. As a result of the vast outrage lodged with the Committee by residents, leading to immediately contacting Hoag the next day, the lights were turned off in order to pursue modifications. Wouldn't it have made more sense to consider the impact on residents, Sunset View Park visitors and users of the bike path BEFORE installing the contemptible lighting?

In conclusion, left to its own will and dictates Hoag Hospital has effectively ignored many of the provisions of the Planned Community Text at the expense of its immediate neighbors at Villa Balboa and Versailles, visitors to the Sunset View Park, those who utilize the bike path, residents across Superior, visitors to Newport Beach arriving from the north via Pacific Coast Highway and the greater Newport Beach Community. Hoag has also chosen to minimize, perhaps ignore, the good faith efforts of the Villa Balboa-Hoag Liaison Committee's attempts during the past year to work toward a resolution of the many issues addressed above.

We are saddened that an organization like Hoag, so highly recognized for the delivery of excellent health care, has chosen to treat its neighbors and the greater Newport Beach community with disdain. Hoag has chosen to ignore the mitigation requirements of the PCT. Accordingly we respectfully request that Hoag Hospital not be allowed to pursue any amendments to current agreements until it has satisfactorily implemented all feasible mitigation measures currently set forth. When this task has been completed it will then be possible for the City of Newport Beach to consider its request to amend the Master Plan, with appropriate required and monitored mitigation measures that are associated with the further pursuit of planned expansion.

Thank you for the opportunity to express the above concerns

Sincerely,



L. R. Runyon

Letter 227 L. R. Runyon
November 4, 2007

Response 1

At Hoag, 20 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.

Response 2

The topics of air quality, land use, traffic/circulation, noise, and aesthetics are addressed in the Draft EIR for the proposed Master Plan Update Project.

Response 3

The Draft EIR evaluates the proposed project's relationship to adjacent land uses and proposes, where feasible, appropriate mitigation to assure compatibility (see Draft EIR, pages 3.1-12 and 3.1-13. It should be noted that the Upper Campus of Hoag inclusive of the loading dock area were constructed prior to the construction of any of the Villa Balboa or Versailles condominiums. Everyone that has acquired property within this area has done so knowing that the property was adjacent to Hoag and fully aware of the daily noise generated.

The Draft EIR acknowledges that the only area for which noise exceeds the City Noise Ordinance at neighboring receptor sites is in the vicinity of the loading dock. Numerous efforts have been made over the past few years to come up with feasible mitigation that could reduce noise in this location to applicable standards. No feasible mitigation has been developed that can accomplish this, but a number of other measures have helped reduce the noise in this location and all of this have been, or will be, implemented.

The loading dock and the activities that are located within the loading dock area were so located to support the materials management functions of the hospital. Shipments, for example, must be received on the Upper Campus nearest to the primary medical uses of the hospital to avoid transportation redundancies in transporting essential supplies (including medical supplies, pharmaceuticals, transplantable devices, food, and linens) from the Lower Campus to the Upper Campus where these supplies are used. Furthermore, entrance to the loading dock in its present location provides for the least amount of shared traffic with passenger cars that use the two main entrances to Hoag on West Coast Highway and Hospital Road; additionally, related to traffic, the current loading dock location does not conflict with Emergency traffic whereas relocation to any other roadway would conflict with ambulance, paramedic and fire traffic, jeopardizing patient health and safety. Also, the current loading dock location is proximate to existing hospital paths and the building network of corridors such that relocation would require significant reconfiguration of the physical plant and would significantly adversely affect hospital operations. Relocation of the loading dock to the Lower Campus would also conflict with the State of California Office of Statewide Health Planning and Development (OSHPD) mandates due to the distance to the primary hospital facilities. Finally, any relocation of the loading dock or its essential activities (e.g., box crusher) would require major demolition and construction of new facilities (both new loading dock facilities and facilities that would have to be rebuilt elsewhere to accommodate a new loading dock)—this in and of itself would be a project subject to CEQA review and would have its own environmental impacts. It should be noted that West Hoag Drive through the Upper Campus has restricted hours (gated from 8:00 PM to 7:00 AM) to minimize

activity near residences (see Final EIR No. 142, page 4-60). The City will continue to require this restriction (see Draft EIR, page 3.4-35).

With respect to the grease trap, the *Newport Beach Noise Ordinance* is presented in three sections of the *Municipal Code*: Sections 10.26, 10.28, and 10.32. Section 10.28 "Loud and Unreasonable Noise" is what is often referred to as a "Nuisance Ordinance" because it does not contain any specific noise level limits. It prohibits "the making, allowing, creation or maintenance of loud and unreasonable, unnecessary, or unusual noises which are prolonged, unusual, annoying, disturbing and/or unreasonable in their time, place and use are a detriment to public health, comfort, convenience, safety, general welfare and the peace and quiet of the City and its inhabitants." The specific provisions of Section 10.28 were revised substantially by the City in 2001, but the concept of the section was unchanged. Sections 10.28.040 and 10.28.045 regulate construction noise and property maintenance noise. These Noise Ordinance sections limit the hours of these activities to daytime hours. Section 10.32 "Sound Amplifying Equipment" regulates the use of sound amplification equipment and provides for permitting of sound amplification equipment.

The City considers grease trap cleaning a property maintenance activity. Property maintenance occurring between the hours of 7:00 AM and 6:30 PM Monday through Friday or between the hours of 8:00 AM and 6:00 PM on Saturday is exempted from the Noise Ordinance criteria. Therefore, the grease trap cleaning is exempt from the Noise Ordinance limits as long as it occurs during these hours. Property maintenance activities are prohibited on Sundays and federal holidays (see Draft EIR, pages 3.4-11 and -12). Although the grease trap cleaning is exempt from the City's Noise Ordinance because it is a maintenance activity and maintenance occurs during hours stipulated by the Noise Ordinance, the hours for maintenance have already been changed to occur on a Saturday between the hours of 11:00 AM and 3:00 PM.

With respect to the existing cogeneration facility, the Noise Ordinance regulations apply to this use because this facility is not a mechanical equipment operation that would be regulated by the current Development Agreement. Residential areas that are within 100 feet of the Hoag property line would be protected by the Zone 3 – Mixed Use Residential criteria. The noise criterion for Zone 3 is 50 dBA (Leq) during the night and 60 dBA during the day. The noise levels for the cogeneration facility are below the nighttime criteria of 50 dBA contained in the Noise Ordinance. With the current equipment in operation, the noise levels generated by the cogeneration facility are in compliance with the Noise Ordinance at Villa Balboa. Please also refer to Topical Response 1.

Response 4

The City has conducted formal reviews of the Development Agreement but they have not been conducted annually. The last formal annual review was conducted on June 28, 1999. The annual review is to include a detailed report of compliance with the various conditions and mitigation measures contained within the Mitigation Monitoring Plan. Although the City has not requested or set a formal annual review proceeding since 1999, the City has required Hoag to submit project status reports; reports have been provided to the City for the period of January 1, 1999 through December 31, 2003, the period January 1, 2004 through June 30, 2006, and the period July 1, 2006 through April 30, 2007. Despite the lack of formal annual reviews, the public record contains the various project status reports as well as City-prepared documents verifying compliance with applicable mitigation measures.

Response 5

Please refer to Topical Response 1 and the response to Comment 3.

Response 6

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.

Hoag has also increased the landscaping in the Lower Campus. As summarized by Hoag:

- 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.

Response 7

Please refer to Topical Response 1.

Response 8

Please refer to the response to Comment 6.

Response 9

The comment suggests that portable buildings used during construction and temporarily located on the Lower Campus are not portable or temporary and should be accounted for as permanent facilities. Per City regulations, the construction-related buildings are temporary as they are "readily transportable;" each of the subject buildings is easily movable without the use of housemoving or similar equipment, but rather can be moved by attaching trailer-type wheels directly to the frame of the building or can be carried on a typical motor vehicle (see Newport Beach Municipal Code §20.03.030). Because construction projects have been ongoing at Hoag for the past several years, the construction-related buildings have been located on the Lower Campus for some time. However, the time duration does not change the nature of these buildings from temporary to permanent. As such, the City considers the construction-related buildings to be temporary structures.

With regard to efforts to improve the appearance of these temporary buildings during the construction phase, the construction trailers on the Lower Campus are used by contractors working on a number of facility projects on Hoag's main campus. The number of trailers varies depending on the level of construction activity. The trailers are being consolidated in one

location near the west end of the Lower Campus. Hoag has provided stringent guidelines to its contractors to keep the area orderly and to not store equipment or supplies on the roof of the trailers. With respect to landscaping, please refer to the response to Comment 6.

Response 10

Please refer to the response to Comment 6.

Response 11

The opinions of the commenter are noted and will be taken into consideration by the City's decisionmakers.

Letter 228

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PLANNING DEPARTMENT

NOV 05 2007

CITY OF NEWPORT BEACH

Erik W. Thurnher, MD, CFP
Co-chairman of the Villa Balboa-Hoag Liaison Committee
200 Paris Lane
#308
Newport Beach, CA 92663

November 2, 2007

James Campbell
Senior Planner
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92663

Dear Jim,

I am writing to express my very deep concern about the impact of Hoag Hospital on the quality of life of surrounding residential communities and on visitors to the Sunset View Park and Consolidated View Park. At this time, Hoag is requesting an amendment of the Planned Community Development Criteria (PCDC) and Development Agreement (DA), which together have governed Hoag's development activities and certain aspects of its daily operations on its upper and lower campus for the last 13 years. These documents contain a range of protections and mitigation measures intended to protect nearby residents, while also giving Hoag fairly wide latitude to develop its property.

Unfortunately, it has been the experience of the residents of the Villa Balboa and Versailles residential communities, that Hoag has often not lived up to the specific measures required of them, or to the overall spirit, of these documents. Among the areas of concern are the following:

Cogeneration Plant

In 2005 Hoag completed construction of a 4 megawatt cogeneration plant on the western terminus of the lower campus. When at full capacity, this plant will generate electricity equivalent to that needed to power 4,000 homes. While the residents of Villa Balboa and other nearby communities accept that this plant is beneficial to hospital's healthcare mission, and therefore do not dispute Hoag's right to construct a power facility, we are shocked and dismayed at its scale, and at the complete lack of meaningful mitigation measures employed to limit its impact on the quality of life of the community. Beyond its great bulk and industrial appearance, the plant emits condensate plumes which

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sometimes tower hundreds of feet in the air, and are so opaque as to block views of the ocean and Newport peninsula from the Sunset View Park and Consolidated View Park, as well as from Villa Balboa and Newport Crest. Further the plant's generator engines emit large exhaust plumes, which further disrupt views, and which often drift into the park and nearby residences. A plant of this type might be expected in an industrial area, but certainly not in the middle of Newport Beach within several dozen feet of a public park and a large residential community, and directly adjacent to a scenic highway corridor. The construction of the plant in its current form seems to show that Hoag takes a very narrow view of its interests, and does not seem concerned in a meaningful way with the quality of life of the wider community. The "band-aid" approach Hoag has taken so far with respect to these problems is not helpful. In order to correct this situation, Hoag needs to institute *robust* measures to mitigate the cooling tower and exhaust stack plumes, and to improve the overall appearance of the plant.

2 cont.

Noise

The PCDC and DA contain special sound limits which were carefully negotiated by the City, Hoag, and the community. These sound limits reflect the fact that Hoag is a "24/7" operation, and these operations have the potential to seriously degrade the quality of life for residents in Villa Balboa and Versailles. The simple fact is that Hoag has *never* fully complied with the noise limits in critical areas near the loading dock and in adjacent areas along the western edge of the upper campus. Since the construction of the cogeneration plant, Hoag has also been in violation of the noise requirements of the PCDC and DA on the lower campus. Now Hoag proposes to simply lift the noise limits altogether. This is completely unacceptable to the residents of Villa Balboa and Versailles. Not only must the sound limits be retained going forward, but new measures must be put in place to ensure Hoag is in compliance with these rules.

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Aesthetics and Landscaping

In late 2006 and early 2007 the Villa Balboa-Hoag Liaison Committee conducted multiple meetings with Hoag personnel and with Government Solutions Inc ("GSI"), Hoag's public relations firm, in an effort to solve a range of aesthetic issues. In these meetings, Hoag promised a number of mitigation measures related to aesthetic and other issues, including the following:

- 1.) Landscaping around the cogeneration plant, including a lattice work "mask" that would help shield views of the plant, and offset its tremendous bulk.
- 2.) Removal of the fence which Hoag built at the top of the bluff above the cogeneration plant (in violation of the PCDC), and its replacement with new fence below the bluff line.
- 3.) The planting of a wide range of landscaping in the new lower campus parking lot, including a "canopy of trees" that would help soften the huge area of asphalt which makes up the lot.
- 4.) An effort to consolidate and screen from view the huge jumble of "temporary" buildings, storage containers, and work sheds which are unsightly and have occupied

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a large area of the lower campus for many years (and will remain in place for many years going forward).

- 5.) Shielding of a number of outdoor lights on the lower campus which are not downward pointing, and which cause significant spill over into nearby residences (in violation of the PCDC).
- 6.) *Serious* consideration and study of ways to mitigate the cooling tower plumes from the cogeneration plant.
- 7.) Removal or trimming of certain trees on the lower campus which were blocking views in violation of the PCDC.

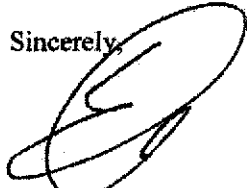
4 cont.

With exception of item 7 above, none of these promises have been fulfilled. In some cases, the no discernable attempt at all has been made to follow through, while in others some partial steps have been taken, but fall short of what was promised. For instance, Hoag is planting some landscaping in the new lower campus parking lot, but not nearly to the extent depicted in drawings shown to residents during a presentation by Hoag and GSI in March of this year. In recent months, Hoag has stopped communicating with Villa Balboa through GSI, and we do not know if the remaining steps that were promised have been abandoned by Hoag, or merely delayed. In any case, this has been intensely frustrating to residents, and unfortunately typifies much of the interaction we've had with Hoag over the years.

In conclusion, we all admire Hoag Hospital as a top-flight health care provider. The hospital employs many fine people at all levels and is an asset to our community. Unfortunately, the hospital has not shown the community the same level of concern it shows for its patients. Until Hoag comes into full compliance with both the letter and the spirit of the PCDC and DA, and works to mitigate the impacts of noise and of the cogeneration plant, and other aspects of its facilities and operations, I am opposed to granting any amendment to these documents, or to any other rules or regulations governing Hoag Hospital.

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Sincerely,



Erik W. Thurnher, MD

Versailles Homeowners Association

TSG Independent Property Management, Inc.
27129 Calle Arroyo, Suite 1802, San Juan Capistrano, CA 92675
(949) 481-0555 • Fax (949) 481-0556

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PLANNING DEPARTMENT

NOV 05 2007

October 30, 2007

CITY OF NEWPORT BEACH

City of Newport Beach Planning Department
ATTN: James Campbell, Senior Planner
3300 Newport Blvd.
Newport Beach, CA 92658

RE: IMPACT OF HOAG HOSPITAL ON VERSAILLES RESIDENTS

Dear City Planner:

On behalf of the residents, the Board of Directors for the Versailles Homeowners Association would like to express their 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 our 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. We are strongly opposed to Hoag's request to lift the sound limits specified in the original planned community regulations and development agreement negotiated in 1992. We 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

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

} 3

We 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.

Respectfully,
AT THE DIRECTION OF THE BOARD OF DIRECTORS
AGENT FOR THE VERSAILLES HOMEOWNERS ASSOCIATION

Jacquie Shrader
Assistant Account Executive



Letter 229 Versailles Homeowners Association
October 30, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

While not a part of the proposed Master Plan Update Project, the City is aware of community concerns regarding 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.