Letter 111

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10/26/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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

THIS IS CRITICAL AND SO UNFAIR

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

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

Sincerely,

Name: [illegible]

Address: [illegible]

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Sincerely,

Name: [illegible]

Address: [illegible] #203

* Early morning & evening noise from loading area is extremely annoying. They should not be exempt from abatement [illegible] on noise

Letter 112 Dorothy Holmes
No Date

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.

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Letter 113 Emma L. Watkins
October 27, 2007

Response 1

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Response 2

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Sincerely,

Angela Warburton Klee

Name: ANGELA WARBURTON KLEE

Address:

230 LILLE LANE, #118
NEWPORT BEACH, CA 92663

HOAG
PLEASE BE
A GOOD
NEIGHBOR!

Letter 114 Angela Warburton Klee
October 26, 2007

Response 1

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Response 2

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Sincerely,

Name: TODD B. Main

Address: 240 Nice Ln #101
Newport Beach, CA
92663

Letter 115 Todd B. Main
October 26, 2007

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Response 2

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Letter 116

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Sincerely,

Joann M. Cable

Name:

Address: 220 Cagney Lane #120
Newport Beach, Ca 92663

Letter 116 Jeanne M. Gehle
October 27, 2007

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Response 2

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Response 3

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Margueta Klassen

Name: MARGUERITA KLASSEN

Address: 230 LINKE LANE # 212
NEWPORT BEACH, CA 92663-3665

Letter 117 Margreta Klassen
October 26, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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

Response 4

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- Replace trees, shrubs, and groundcover and enhance planting areas as part of the Lower Campus utility upgrade project to improve and unify Hoag landscaping along the West Coast Highway frontage after utilities are installed. Installation tentatively scheduled for December 2009, pending City AIC and CCC approval.

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Letter 118

Date: 10/30/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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

Noise – Residents living adjacent to Hoag are subjected to relatively high levels of noise on a nearly continuous basis. This noise negatively affects our quality of life. I am strongly opposed to Hoag's request to lift the sound limits specified in the original planned community regulations and development agreement negotiated in 1992. I believe Hoag should be required to take specific steps to comply with the limits initially established. 1

Cogeneration Plant – The cogeneration plant Hoag built on its lower campus emits combustion products, as well as billowing cooling tower plumes, both of which are unsightly and degrade the quality of life for residents and visitors to the Sunset View Park. We believe the City should require Hoag to install equipment to eliminate these plumes prior to allowing any further development. 2

Lower Campus Lighting – Recently installed lighting systems on the lower campus produce light more suitable for a stadium than for an area directly adjacent to hundreds of homes. Hoag has agreed to temporarily turn off these lights, but has not yet proposed a long-term solution to this problem. 3

Landscaping –We believe the hospital must live by its promises, and that all the landscaping promised during Hoag's presentation to the homeowners in early 2007 should be installed in a timely fashion prior to certification of the SEIR or approval of any amendment to rules governing development at Hoag. 4

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

Sincerely,

Name: Maurice & Gloria Quirk

Address: Villa Balboa Property Owners
300 Paris Ln, #213
Newport Beach, CA 92663

Letter 118 Maurice and Gloria Quirk
October 26, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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

Response 4

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Letter 119

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: Oct 27, 2007

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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

Noise – Residents living adjacent to Hoag are subjected to relatively high levels of noise on a nearly continuous basis. This noise negatively affects our quality of life. I am strongly opposed to Hoag's request to lift the sound limits specified in the original planned community regulations and development agreement negotiated in 1992. I believe Hoag should be required to take specific steps to comply with the limits initially established. 1

Cogeneration Plant – The cogeneration plant Hoag built on its lower campus emits combustion products, as well as billowing cooling tower plumes, both of which are unsightly and degrade the quality of life for residents and visitors to the Sunset View Park. We believe the City should require Hoag to install equipment to eliminate these plumes prior to allowing any further development. 2

Lower Campus Lighting – Recently installed lighting systems on the lower campus produce light more suitable for a stadium than for an area directly adjacent to hundreds of homes. Hoag has agreed to temporarily turn off these lights, but has not yet proposed a long-term solution to this problem. 3

Landscaping –We believe the hospital must live by its promises, and that all the landscaping promised during Hoag's presentation to the homeowners in early 2007 should be installed in a timely fashion prior to certification of the SEIR or approval of any amendment to rules governing development at Hoag. 4

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

Sincerely,

Sharon & Sal Borja

Name: SHARON & SAL BORJA

Address: 230 LILLE LN. APT 214
NEWPORT BEACH, CA
92663

Letter 119 Sharon and Sal Borja
October 27, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 120

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10/29/2007

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

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

Sincerely,

Lawrence H. Ganzer

Name: LAWRENCE H. GANZER

Address: 220 NICE LN #101
NEWPORT BEACH, CA

Letter 120 Lawrence H. Gardner
October 29, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 121

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10.27.07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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

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Lower Campus Lighting – Recently installed lighting systems on the lower campus produce light more suitable for a stadium than for an area directly adjacent to hundreds of homes. Hoag has agreed to temporarily turn off these lights, but has not yet proposed a long-term solution to this problem. 3

Landscaping – We believe the hospital must live by its promises, and that all the landscaping promised during Hoag's presentation to the homeowners in early 2007 should be installed in a timely fashion prior to certification of the SEIR or approval of any amendment to rules governing development at Hoag. 4

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

Sincerely,

Name: Vinod Gupta

Address: 210 - Lido Lane #214
Newport Beach
CA - 92663

Letter 121 Vinod Ghai
October 27, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 122

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10-28-07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner, Please don't allow Hoag to plant trees that will eventually block our views of the ocean and harbor. Thank you!

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

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. We have to keep our windows closed, when Construction Workers are present due to their excessive noise

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. We miss our ocean breeze, now that we must keep our windows closed. Our windows are dirty from Hoag's construction all the time!

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. Also, car alarms and traffic noise from their new parking lots will be disturbing us twenty four hours a day.

Landscaping – We believe the hospital must live by its promises, and that all the landscaping promised during Hoag's presentation to the homeowners in early 2007 should be installed in a timely fashion prior to certification of the SEIR or approval of any amendment to rules governing development at Hoag. Hoag's construction has damaged Sunset Park's cement walkway. It now has huge cracks all over it.

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. Hoag has caused a tragic loss in property values to all of the Villa Balboa residents.

Sincerely,

Joan Reiss / Jill Reiss

Name: Joan Reiss / Jill Reiss

Address: 210 Lille Lane, unit 302
Newport Beach, CA 92663

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Letter 122 Joan Reiss
October 28, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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

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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- 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

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 6

The City requires that Hoag control dust during construction activities. Mitigation applicable to this issue includes the following:

106. Project Sponsor shall ensure that all project related grading shall be performed in accordance with the City of Newport Beach Grading Ordinance, which contains procedures and requirements relative to dust control, erosion and siltation control, noise, and other grading related activities.

The Draft EIR for the Master Plan Update Project includes the following additional mitigation recommendations to reduce impacts of the project. With respect to dust:

MM 3.3-1 During construction of the Project, the Applicant and its Contractors shall be required to comply with regional rules, which assist in reducing short-term air pollutant emissions. The South Coast Air Quality Management District's (SCAQMD) Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. Two options are presented in Rule 403: monitoring of particulate concentrations or active control. Monitoring involves a sampling network around the project with no additional control measures unless specified concentrations are exceeded. The active control option does not require any monitoring, but requires that a list of measures be implemented starting with the first day of construction.

Rule 403 requires that "No person shall conduct active operations without utilizing the best available control measures included in Table 1 of this Rule to minimize fugitive dust emissions from each fugitive dust source type within the active operation." The measures from Table 1 of Rule 403 are presented in this SEIR as Table A. It is required that all applicable and feasible measures in Table A are implemented. At this time, specific construction projects are not specified so it is unknown which measures will be applicable and feasible. All applicable and feasible control measures for each source category used during construction shall be implemented. Prior to permit issuance, the Applicant shall submit a list of applicable measures that will be implemented along with a list of inapplicable and infeasible measures that will not be implemented for the specific construction project.

Rule 403 requires that "Large Projects" implement additional measures. A Large Project is defined as "any active operations on property which contains 50 or more acres of disturbed surface area, or any earthmoving operation with a daily earthmoving or throughput volume of 5,000 cubic yards for more than three times during the most recent 365 day period." Grading of the project is not considered a Large Project under Rule 403. However, the project shall implement all applicable and feasible measures specified in Table 2 (presented in this SEIR as Table B) to the greatest extent possible. This results in a higher reduction of fugitive dust emissions than would be achieved through complying solely with Table A. At this time, specific construction projects are not specified so it is unknown which measures will be applicable and feasible. Prior to permit issuance, the Applicant shall submit a list of applicable measures that will be implemented for the specific construction project along with justification for the infeasibility finding.

Rule 403 also requires that the construction activities "shall not cause or allow PM10 levels to exceed 50 micrograms per cubic meter [$\mu g/m^3$] when determined by simultaneous sampling, as the difference between upwind and downwind sample." Projects that cannot meet this performance standard are required to implement the applicable actions specified in Table 3 of Rule 403 (presented in this SEIR as Table C).

Rule 403 requires that that the Project shall not "allow track-out to extend 25 feet or more in cumulative length from the point of origin from an active operation." All track-out from an active operation is required to be removed at the conclusion of each workday or evening shift. Any active operation with a disturbed surface area of five or more acres or with a daily import or export of 100 cubic yards or more of bulk materials must use at least one of the measures listed in Table D at each vehicle egress from the site to a paved public road.

TABLE A
REQUIRED BEST AVAILABLE CONTROL MEASURES (RULE 403 TABLE 1)

Source Category	
Control Measure	**Guidance**
Backfilling	
01-1 Stabilize backfill material when not actively handling; and 01-2 Stabilize backfill material during handling; and 01-3 Stabilize soil at completion of activity.	• Mix backfill soil with water prior to moving • Dedicate water truck or high capacity hose to backfilling equipment • Empty loader bucket slowly so that no dust plumes are generated • Minimize drop height from loader bucket
Clearing and Grubbing	
02-1 Maintain stability of soil through pre-watering of site prior to clearing and grubbing; and 02-2 Stabilize soil during clearing and grubbing activities; and 02-3 Stabilize soil immediately after clearing and grubbing activities.	• Maintain live perennial vegetation where possible • Apply water in sufficient quantity to prevent generation of dust plumes
Clearing Forms	
03-1 Use water spray to clear forms; or 03-2 Use sweeping and water spray to clear forms; or 03-3 Use vacuum system to clear forms.	• Use of high pressure air to clear forms may cause exceedance of Rule requirements
Crushing	
04-1 Stabilize surface soils prior to operation of support equipment; and 04-2 Stabilize material after crushing.	• Follow permit conditions for crushing equipment • Pre-water material prior to loading into crusher • Monitor crusher emissions opacity • Apply water to crushed material to prevent dust plumes
Cut and Fill	
05-1 Pre-water soils prior to cut and fill activities; and 05-2 Stabilize soil during and after cut and fill activities.	• For large sites, pre-water with sprinklers or water trucks and allow time for penetration • Use water trucks/pulls to water soils to depth of cut prior to subsequent cuts
Demolition – Mechanical/Manual	
06-1 Stabilize wind erodible surfaces to reduce dust; and 06-2 Stabilize surface soil where support equipment and vehicles will operate; and 06-3 Stabilize loose soil and demolition debris; and 06-4 Comply with AQMD Rule 403.	• Apply water in sufficient quantities to prevent the generation of visible dust plumes
Disturbed Soil	
07-1 Stabilize disturbed soil throughout the construction site; and 07-2 Stabilize disturbed soil between structures	• Limit vehicular traffic and disturbances on soils where possible • If interior block walls are planned, install as early

TABLE A (Continued)
REQUIRED BEST AVAILABLE CONTROL MEASURES (RULE 403 TABLE 1)

Source Category	
Control Measure	**Guidance**
	as possible • Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes
Earth-Moving Activities	
08-1 Pre-apply water to depth of proposed cuts; and 08-2 Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction; and 08-3 Stabilize soils once earth-moving activities are complete.	• Grade each project phase separately, timed to coincide with construction phase • Upwind fencing can prevent material movement on site • Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes
Importing/Exporting of Bulk Materials	
09-1 Stabilize material while loading to reduce fugitive dust emissions; and 09-2 Maintain at least six inches of freeboard on haul vehicles; and 09-3 Stabilize material while transporting to reduce fugitive dust emissions; and 09-4 Stabilize material while unloading to reduce fugitive dust emissions; and 09-5 Comply with Vehicle Code Section 23114.	• Use tarps or other suitable enclosures on haul trucks • Check belly-dump truck seals regularly and remove any trapped rocks to prevent spillage • Comply with track-out prevention/mitigation requirements • Provide water while loading and unloading to reduce visible dust plumes
Landscaping	
10-1 Stabilize soils, materials, slopes	• Apply water to materials to stabilize and maintain materials in a crusted condition • Maintain effective cover over materials • Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slopes • Hydroseed prior to rain season
Road Shoulder Maintenance	
11-1 Apply water to unpaved shoulders prior to clearing; and 11-2 Apply chemical dust suppressants and/or washed gravel to maintain a stabilized surface after completing road shoulder maintenance.	• Installation of curbing and/or paving of road shoulders can reduce recurring maintenance costs • Use of chemical dust suppressants can inhibit vegetation growth and reduce future road shoulder maintenance costs
Screening	
12-1 Pre-water material prior to screening; and 12-2 Limit fugitive dust emissions to opacity and plume length standards; and 12-3 Stabilize material immediately after screening.	• Dedicate water truck or high capacity hose to screening operation • Drop material through the screen slowly and minimize drop height • Install wind barrier with a porosity of no more than 50% upwind of screen to the height of the drop point
Staging Areas	
13-1 Stabilize staging areas during use; and 13-2 Stabilize staging area soils at project completion.	• Limit size of staging area • Limit vehicle speeds to 15 miles per hour • Limit number and size of staging area entrances/exists
Stockpiles/ Bulk Material Handling	
14-1 Stabilize stockpiled materials.	• Add or remove material from the downwind portion

TABLE A (Continued)
REQUIRED BEST AVAILABLE CONTROL MEASURES (RULE 403 TABLE 1)

Source Category		
	Control Measure	**Guidance**
14-2	Stockpiles within 100 yards of off-site occupied buildings must not be greater than eight feet in height; or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage.	of the storage pile • Maintain storage piles to avoid steep sides or faces
Traffic Areas for Construction Activities		
15-1 15-2 15-3	Stabilize all off-road traffic and parking areas; and Stabilize all haul routes; and Direct construction traffic over established haul routes.	• Apply gravel/paving to all haul routes as soon as possible to all future roadway areas • Barriers can be used to ensure vehicles are only used on established parking areas/haul routes
Trenching		
16-1 16.2	Stabilize surface soils where trencher or excavator and support equipment will operate; and Stabilize soils at the completion of trenching activities.	• Pre-watering of soils prior to trenching is an effective preventive measure. • For deep trenching activities, pre-trench to 18 inches, soak soils via the pre-trench, and resume trenching • Washing mud and soils from equipment at the conclusion of trenching activities can prevent crusting and drying of soil on equipment
Truck Loading		
17-1 17.2	Pre-water material prior to loading; and Ensure that freeboard exceeds six inches (CVC 23114)	• Empty loader bucket such that no visible dust plumes are created • Ensure that the loader bucket is close to the truck to minimize drop height while loading
Turf Overseeding		
18-1 18-2	Apply sufficient water immediately prior to conducting turf vacuuming activities to meet opacity and plume length standards; and Cover haul vehicles prior to exiting the site.	• Haul waste material immediately off-site
Unpaved Roads/Parking Lots		
19-1 19-2	Stabilize soils to meet the applicable performance standards; and Limit vehicular travel to established unpaved roads (haul routes) and unpaved parking lots.	• Restricting vehicular access to established unpaved travel paths and parking lots can reduce stabilization requirements
Vacant Land		
20-1	In instances where vacant lots are 0.10 acre or larger and have a cumulative area of 500 square feet or more that are driven over and/or used by motor vehicles and/or off-road vehicles, prevent motor vehicle and/or off-road vehicle trespassing, parking and/or access by installing barriers, curbs, fences, gates, posts, signs, shrubs, trees or other effective control measures.	
Source: SCAQMD 2005.		

TABLE B
DUST CONTROL MEASURES FOR LARGE OPERATIONS (RULE 403 TABLE 2)

Fugitive Dust Source Category Control Actions	
Earth-moving (except construction cutting and filling areas, and mining operations)	
(1a)	Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D2216, or other equivalent method approved by the Executive Officer, the California Air Resources Board, and the U.S. EPA. Two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations each subsequent four-hour period of active operations; OR
(1a-1)	For any earth-moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction.
Earth-moving: Construction fill areas:	
(1b)	Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D2216, or other equivalent method approved by the Executive Officer, the California Air Resources Board, and the U.S. EPA. For areas which have an optimum moisture content for compaction of less than 12 percent, as determined by ASTM Method 1557 or other equivalent method approved by the Executive Officer and the California Air Resources Board and the U.S. EPA, complete the compaction process as expeditiously as possible after achieving at least 70 percent of the optimum soil moisture content. Two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations during each subsequent four-hour period of active operations.
Earth-moving: Construction cut areas and mining operations:	
(1c)	Conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond the active cut or mining area unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors.
Disturbed surface areas (except completed grading areas)	
(2a/b)	Apply dust suppression in sufficient quantity and frequency to maintain a stabilized surface. Any areas which cannot be stabilized, as evidenced by wind driven fugitive dust must have an application of water at least twice per day to at least 80 percent of the unstabilized area.
Disturbed surface areas: Completed grading areas	
(2c)	Apply chemical stabilizers within five working days of grading completion; OR
(2d)	Take actions (3a) or (3c) specified for inactive disturbed surface areas.
Inactive disturbed surface areas	
(3a)	Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible to watering vehicles due to excessive slope or other safety conditions; OR
(3b)	Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; OR
(3c)	Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; OR
(3d)	Utilize any combination of control actions (3a), (3b), and (3c) such that, in total, these actions apply to all inactive disturbed surface areas.
Unpaved Roads	
(4a)	Water all roads used for any vehicular traffic at least once per every two hours of active operations [3 times per normal 8 hour work day]; OR
(4b)	Water all roads used for any vehicular traffic once daily and restrict vehicle speeds to 15 miles per hour; OR
(4c)	Apply a chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.
Open storage piles	
(5a)	Apply chemical stabilizers;

TABLE B (Continued)
DUST CONTROL MEASURES FOR LARGE OPERATIONS (RULE 403 TABLE 2)

Fugitive Dust Source Category Control Actions	
	OR
(5b)	Apply water to at least 80 percent of the surface area of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust;
	OR
(5c)	Install temporary coverings;
	OR
(5d)	Install a three-sided enclosure with walls with no more than 50 percent porosity which extend, at a minimum, to the top of the pile. This option may only be used at aggregate-related plants or at cement manufacturing facilities.
All Categories	
(6a)	Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the methods specified in Table 2 may be used.
Source: SCAQMD 2005.	

TABLE C
CONTINGENCY CONTROL MEASURES FOR LARGE OPERATIONS (RULE 403 TABLE 3)

Fugitive Dust Source Category Control Actions	
Earth-moving	
(1A)	Cease all active operations;
	OR
(2A)	Apply water to soil not more than 15 minutes prior to moving such soil.
Disturbed surface areas	
(0B)	On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than four consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of six months;
	OR
(1B)	Apply chemical stabilizers prior to wind event;
	OR
(2B)	Apply water to all unstabilized disturbed areas 3 times per day. If there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of four times per day;
	OR
(3B)	Take the actions specified in Table 2, Item (3c);
	OR
(4B)	Utilize any combination of control actions (1B), (2B), and (3B) such that, in total, these actions apply to all disturbed surface areas.
Unpaved Roads	
(1C)	Apply chemical stabilizers prior to wind event;
	OR
(2C)	Apply water twice per hour during active operation;
	OR
(3C)	Stop all vehicular traffic.
Open Storage Piles	
(1D)	Apply water twice per hour;
	OR
(2D)	Install temporary coverings.

TABLE C (Continued)
CONTINGENCY CONTROL MEASURES FOR LARGE OPERATIONS (RULE 403 TABLE 3)

Fugitive Dust Source Category Control Actions	
Paved Road Track-Out	
(1E)	Cover all haul vehicles; OR
(2E)	Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for both public and private roads.
All Categories	
(1F)	Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the methods specified in Table 3 may be used.
Source: SCAQMD 2005.	

TABLE D
TRACK-OUT CONTROL OPTIONS

Control Options	
(A)	Install a pad consisting of washed gravel (minimum-size: one inch) maintained in a clean condition to a depth of at least six inches and extending at least 20 feet wide and 50 feet long.
(B)	Pave the surface extending at least 100 feet and a width of at least 20 feet wide.
(C)	Utilize a wheel shaker/wheel spreading device consisting of raised dividers (rails, pipe, or grates) at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle under carriages before vehicles exit the site.
(D)	Install and utilize a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.
(E)	Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the methods specified items (A) through (D) above.
Source: SCAQMD 2005.	

Response 7

Please refer to Section 3.2, Transportation and Circulation, and Section 3.4, Noise, of the Draft EIR which addresses the commenter's concerns.

Response 8

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 9

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.

Letter 123

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10/21/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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

Noise – Residents living adjacent to Hoag are subjected to relatively high levels of noise on a nearly continuous basis. This noise negatively affects our quality of life. I am strongly opposed to Hoag's request to lift the sound limits specified in the original planned community regulations and development agreement negotiated in 1992. I believe Hoag should be required to take specific steps to comply with the limits initially established. 1

Cogeneration Plant – The cogeneration plant Hoag built on its lower campus emits combustion products, as well as billowing cooling tower plumes, both of which are unsightly and degrade the quality of life for residents and visitors to the Sunset View Park. We believe the City should require Hoag to install equipment to eliminate these plumes prior to allowing any further development. 2

Lower Campus Lighting – Recently installed lighting systems on the lower campus produce light more suitable for a stadium than for an area directly adjacent to hundreds of homes. Hoag has agreed to temporarily turn off these lights, but has not yet proposed a long-term solution to this problem. 3

Landscaping –We believe the hospital must live by its promises, and that all the landscaping promised during Hoag's presentation to the homeowners in early 2007 should be installed in a timely fashion prior to certification of the SEIR or approval of any amendment to rules governing development at Hoag. 4

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

Sincerely,

Name: Linda Janowski

Address: 210 Lilly Lane #112
Newport Bch, Ca 92663.

Letter 123 Linda Janowski
October 27, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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- 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.

Letter 124

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10-26-07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,

Daryl Brotman

Name: DARYL BROTMAN

Address: 220 NICE LANE
#205
NEWPORT BEACH, CA.
92663

(RESIDENT-OWNER)

Letter 124 Daryl Brotman
October 26, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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

Response 4

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- 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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- Installed twelve, 36-inch box flowering trees and four fan palm trees and irrigation system at end islands in the west parking lot in November 2007, to provide increased shade and visual enhancement to the parking area, with additional parking area trees to be installed in the future as construction needs in the area are completed.

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- Installed 17 trees, shrubs, groundcover, and new irrigation system in December 2007 around the new Child Care Center to provide added visual quality, parking area screening and building drop-off and entry area definition.

- Replace trees, shrubs, and groundcover and enhance planting areas as part of the Lower Campus utility upgrade project to improve and unify Hoag landscaping along the West Coast Highway frontage after utilities are installed. Installation tentatively scheduled for December 2009, pending City AIC and CCC approval.

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Letter 125

RECEIVED BY
PLANNING DEPARTMENT

OCT 31 2007

CITY OF NEWPORT BEACH

Date: 10/26/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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

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

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Landscaping –We believe the hospital must live by its promises, and that all the landscaping promised during Hoag's presentation to the homeowners in early 2007 should be installed in a timely fashion prior to certification of the SEIR or approval of any amendment to rules governing development at Hoag. 4

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

Sincerely,

Brenda Mitton

Name: Brenda Mitton

Address: 270 Cagney #308
Newport Beach 92663

Letter 125 Brenda Mitten
October 26, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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

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Letter 126

Date: 10/27/07

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

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Sincerely,

Antoinette Rutledge

Name: ANTOINETTE ROTLEDGE

Address: 200 Paris Lane #203
Newport Beach ca 92663

Letter 126 Antoinette Rutledge
October 27, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 127 Erik Thurnher
October 25, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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RECEIVED BY
PLANNING DEPARTMENT

Letter 128

OCT 31 2007

CITY OF NEWPORT BEACH

Date: Oct. 27, 2007

To: City of Newport Beach Planning Department

RE: Impact of Hoag Hospital on Villa Balboa Residents

Dear City Planner,

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

Erika Thierstein

Name: Erika Thierstein + Hans Thierstein

Address: 950 Cagney Ln. # 304
Newport Beach, CA
92663

Letter 128 Erika and Hans Thiersten
October 27, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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Letter 128 Erika and Hans Thiersten
October 27, 2007

Response 1

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Response 2

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Response 3

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Letter 129

Date: 10-28-07

To: City of Newport Beach Planning Department

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Dear City Planner,

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

Sincerely,

Ken Covie

Name: Ken Covie

Address: 220 Nice Lane, #207
Newport Beach, CA

Letter 129 Ken Cowie
October 28, 2007

Response 1

Please refer to Topical Response 3.

Response 2

Please refer to Topical Response 1.

Response 3

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- 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.