



# Notice of Availability Snug Harbor Surf Park Project Environmental Impact Report State Clearinghouse No. 2024110238

**DATE:** May 23, 2025

**TO:** Reviewing Agencies and Other Interested Parties

**FROM:** City of Newport Beach, Community Development Department, 100 Civic Center Drive, First Floor Bay B, Newport Beach, California 92660

**PROJECT TITLE/SUBJECT:** Snug Harbor Surf Park Project: Notice of Availability of a Draft Environmental Impact Report (EIR)

**PROJECT APPLICANT:** Back Bay Barrels LLC

**NOTICE OF AVAILABILITY REVIEW PERIOD:** May 23, 2025 through July 7, 2025 (45 days)

## **PURPOSE OF THE NOTICE:**

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Newport Beach (City) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) for the proposed Snug Harbor Surf Park Project (Project) (PA2024-0069), described below. Notice is hereby given that the City has completed a Draft EIR (State Clearinghouse No. 2024110238) for the proposed Project to address the potential environmental effects associated with implementation of the proposed Project.

## **PROJECT LOCATION:**

The approximately 15.38-acre Project site is located at 3100 Irvine Avenue (APN 119-200-41), which is within the northern portion of the City of Newport Beach, near the State Route (SR) 73 Toll Road (SR 73) and SR 55. The Project is located within a portion of the Newport Beach Golf Course. The golf course is separated into three physically distinct land areas and the Project site consists of the central portion bounded by Irvine Avenue and Mesa Drive that includes the driving range, putting green, pro-shop, restaurant, parking lot, and golf course holes 1, 2, and 9. The Project does not involve changes to the northern or southern portions of the golf course. The Upper Newport Bay Nature Preserve is located approximately 0.3-miles to the south of the Project site and John Wayne Airport is located approximately 1,000 feet to the north.



## **PROJECT DESCRIPTION:**

The Snug Harbor Surf Park Project (Project) would remove all existing improvements on the Project site including the driving range, pro shop, restaurant and bar, and three holes of golf, and redevelop the site with a 5.06-acre surf lagoon that would provide four distinct surf areas for both experienced and beginner surfers. The surf lagoons would be surrounded by viewing platforms, seating, three warming pools and a spa. The Project includes development of a three-story amenity clubhouse building that would be approximately 50,341 net square feet and would contain a reception area, surf academy, fitness facility, yoga center, administration offices, staff areas, locker rooms, retail store, restaurant, a coffee bar/snack shack, and other incidental uses. The Project would also include a two-story approximately 9,432 net square foot athlete accommodation building that would have 20 units. Each unit would contain a bed, bathroom, closet, and a patio space facing the surf lagoon. The total Project development intensity would be approximately 59,772 net square feet.

To support the proposed amenities, the Project would include basement level surfboard storage, golf cart storage, golf starter shack, maintenance area, mechanical equipment storage, and freestanding restroom buildings that would total 18,138 square feet for the clubhouse building and 1,624 square feet for the freestanding storage/restroom building next to the athlete accommodation building,

which are not counted towards the net development intensity (listed above) by the Parks and Recreation (PR) General Plan land use designation. The Project would maintain the existing driveway location along Irvine Avenue and the existing driveway along Mesa Drive would be relocated approximately 200 feet to the east, away from the Irvine Avenue intersection. The Project would provide two parking areas to serve both the Project and golf course; one located by the Irvine Avenue driveway that would contain 171 parking spots, and one located toward Mesa Drive that would contain 180 parking spots. Solar canopies are planned on building tops and over portions of both parking areas to implement renewable energy. The Project would also include various utility improvements and new landscaping. The existing off-site access to the golf course holes identified as the front 6 and the back 9 would be maintained.

The proposed Project would require the following discretionary approvals from the City of Newport Beach:

- **General Plan Amendment:** The Project is consistent with the existing site General Plan Land Use designation of Parks and Recreation (PR) but requires a General Plan Amendment to increase the current development limit of 20,000 net square feet (per Anomaly Number 58) to 59,772 net square feet.
- **Conditional Use Permit:** A Conditional Use Permit (CUP) is required per Municipal Code 20.90.050(B)(3) for an outdoor commercial recreation use and to set the parking rate consistent with per Municipal Code Section 20.40.040. In addition, the Santa Ana Heights Specific Plan requires a CUP to allow for the construction of a building in excess of 18 feet in height.
- **Modification Permit:** A Modification Permit is required for the proposed Project because the proposed retaining walls located near the intersection of Irvine Avenue and Mesa Drive would exceed 8 feet in height.
- **Major Site Development Review:** The Project requires major site development review to construct a building with an area greater than 20,000 square feet.

In addition to the discretionary actions described above, the Project would require coordination with the Federal Aviation Administration and the Orange County Airport Land Use Commission due to the Project site proximity to John Wayne Airport.

#### **SIGNIFICANT EFFECTS DISCUSSED IN THE EIR:**

The Draft EIR determined that the proposed Project would not result in impacts to the environment that cannot be reduced to below a level of significance after implementation of project design features, compliance with applicable federal, state and local regulations, and the application of the mitigation measures identified in the Draft EIR. Mitigation measures are required for the topics of Biological Resources, Cultural Resources, Tribal Cultural Resources, and Geology/Soils (Paleontological Resources). All of the Project's impacts on the environment would be less than significant or would be mitigated to less than significant. The Draft EIR reflects the independent judgment of City of Newport Beach and recognizes project design features, previous environmental evaluations, regulations, and standard construction and engineering practices that are implemented through the City's development review and permitting processes as contributing to avoidance of potential impacts.

The Project site does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5.

#### **ADDRESS WHERE THE DRAFT EIR IS AVAILABLE:**

The Draft EIR can be accessed online at: <http://www.newportbeachca.gov/ceqa>. Paper copies of the NOA and Draft EIR are available for review at the City of Newport Beach Community Development Department during business hours at 100 Civic Center Drive, First Floor Bay B, Newport Beach, California, 92660, and at the following locations:

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| Newport Beach Public Library Central Library<br>1000 Avocado Avenue<br>Newport Beach, California 92660        | Newport Beach Public Library Mariners Branch<br>1300 Irvine Avenue<br>Newport Beach, California 92660            |
| Newport Beach Public Library<br>Balboa Branch<br>100 East Balboa Boulevard<br>Newport Beach, California 92660 | Newport Beach Public Library<br>Corona del Mar Branch<br>410 Marigold Avenue<br>Corona del Mar, California 92625 |

**RESPONDING TO THIS NOTICE:**

Pursuant to CEQA Section 21091, comments must be submitted in response to this notice no later than 45 days after receipt of the NOA during the public review, which begins on May 23, 2025 and ends at the close of business on **July 7, 2025**. Please include the name, phone number, and address of a contact person in your response. If your agency or organization will be a Responsible or Trustee Agency for this Project, please so indicate. All comments or other responses to this notice should be submitted in writing or email to:

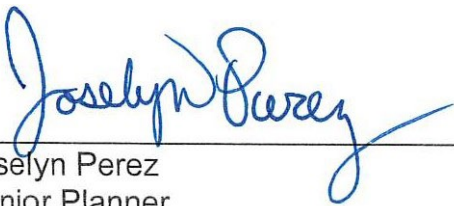
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949.644.3312

**STUDY SESSION:**

The Planning Commission is tentatively scheduled to hold a study session on the Project at a regular meeting to be held on June 19, 2025, at 6:00 p.m., or soon thereafter, at the City of Newport Beach Civic Center Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. This study session is an informational meeting. The public can attend the study session; however, no action on the Project will be taken at the study session. For additional information, please contact Joselyn Perez, Senior Planner, at 949-644-3312 or at [jperez@newportbeachca.gov](mailto:jperez@newportbeachca.gov)

**ANTICIPATED SCHEDULE AND FUTURE PUBLIC HEARINGS:**

It is currently anticipated that the Newport Beach Planning Commission will conduct a public hearing for the proposed Project and Draft EIR in July 2025 and that the City Council will conduct a public hearing for the proposed Project and Draft EIR in August 2025. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.



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Joselyn Perez  
Senior Planner  
City of Newport Beach  
Date: May 23, 2025

# Site Plan

