



Notice of Preparation and Scoping Meeting for the Snug Harbor Surf Park Project Environmental Impact Report

DATE: November 7, 2024

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 Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting (PA2024-0069)

PROJECT APPLICANT: Back Bay Barrels LLC

NOTICE OF PREPARATION REVIEW PERIOD: November 7, 2024 through December 6, 2024 (30 days)

SCOPING MEETING: November 20, 2024, at 6:00 PM

In its capacity as Lead Agency under the California Environmental Quality Act (CEQA), the City of Newport Beach (City) will prepare an Environmental Impact Report (EIR) for the Snug Harbor Surf Park Project (Project). In accordance with CEQA and the State CEQA Guidelines Section 15082, the City is providing this Notice of Preparation (NOP) to solicit comments and suggestions from public agencies, organizations, and individuals regarding: (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR. This NOP also provides notice of the scoping meeting where the City will receive public comments and suggestions regarding the scope and content of the EIR.

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 7-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 50,340 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, 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 along Irvine Avenue and would construct an additional driveway along Mesa Drive. 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 207 parking spots, and one located toward Mesa Drive that would contain 176 parking spots. Solar canopies are planned on building tops and over portions of both parking areas to produce renewable energy to power the wave machine and heat the pool during daylight operations. 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 to identify the operational characteristics of the proposed Project. 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 net 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 the John Wayne Airport.

NOTICE OF PREPARATION AVAILABILITY:

The City has decided that a full-scope EIR, inclusive of all environmental topics, is required for the Project. This NOP can be accessed online at: <http://www.newportbeachca.gov/ceqa>. Paper copies of the NOP 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:

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

SUBMIT YOUR COMMENTS:

The City of Newport Beach requests your careful review and consideration of this notice, and it invites any and all input and comments from interested agencies, persons, and organizations regarding the preparation of the EIR. Pursuant to CEQA Section 21080.4, comments must be submitted in response to this notice no later than 30 days after receipt of the NOP during the scoping period, which begins on November 7, 2024, and ends at the close of business on **December 6, 2024**. 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:

Joselyn Perez, Senior Planner
City of Newport Beach, Community Development Department
100 Civic Center Drive
Newport Beach, California 92660
JPerez@newportbeachca.gov
949.644.3312

NOTICE OF PUBLIC SCOPING MEETING:

The City will conduct a public scoping meeting in conjunction with this NOP in order to present the Project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The public scoping meeting will be held on November 20, 2024, at 6:00 PM at the Community Room in the Newport Beach Civic Center at 100 Civic Center Drive, Newport Beach, California 92660.

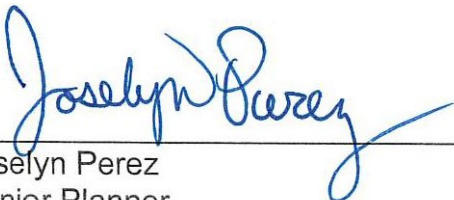
POTENTIAL ENVIRONMENTAL EFFECTS TO BE EVALUATED IN THE EIR:

The City of Newport Beach has determined that all the standard environmental topics will be included and analyzed in the EIR for the Project.

- | | |
|-----------------------------------|---------------------------------|
| • Aesthetics | • Land Use and Planning |
| • Agriculture and Forest | • Mineral Resources |
| • Air Quality | • Noise |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services |
| • Energy | • Recreation |
| • Geology and Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards and Hazardous Materials | • Utilities and Service Systems |
| • Hydrology and Water Quality | • Wildfire |

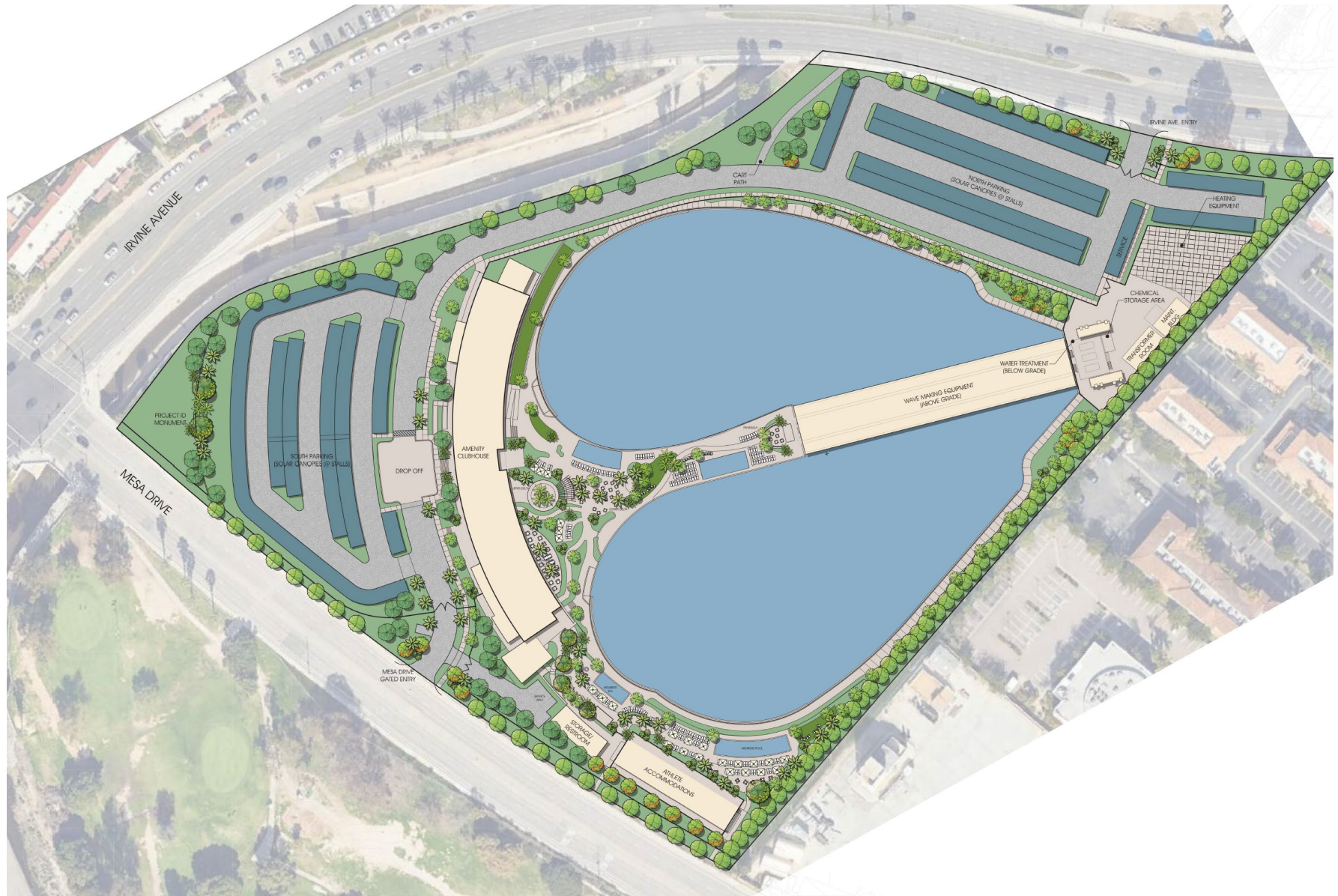
ANTICIPATED SCHEDULE AND NEXT STEPS:

The City anticipates that the Draft EIR will be available for public review in the Spring of 2025. When the Draft EIR is circulated, a minimum of a 45-day public review period will be provided, after which responses to comments received on the Draft EIR will be prepared. The Newport Beach Planning Commission will then hold a public hearing to determine whether to recommend the project to the City Council for approval. The Newport Beach City Council will then hold a public hearing to determine whether to approve the project and certify the Final EIR. Public hearings are anticipated to be during the Summer of 2025.



Joselyn Perez
Senior Planner
City of Newport Beach
Date: November 7, 2024

Site Plan





State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



November 15, 2024

Joselyn Perez
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660
jperez@newportbeachca.gov

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT FOR THE SNUG HARBOR SURF PARK PROJECT, SCH NO.
2024110238, ORANGE COUNTY, CA**

Dear Joselyn Perez:

The California Department of Fish and Wildlife (CDFW) reviewed the Notice of Preparation (NOP) from the City of Newport Beach (City) for the Snug Harbor Surf Project (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines¹.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, CDFW appreciates the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Fish & G. Code, § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law² of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.) or the Native Plant Protection Act (NPPA; Fish & G. Code, §1900 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Back Bay Barrels LLC

Objective: The objective of the Project is to remove the existing structures and facilities on the 15.38-acre Project area, such as a driving range, restaurant, and a portion of the golf course. The Project proposes redeveloping the Project area with a seven-acre surf lagoon, an amenity clubhouse building, an athlete accommodation building, an additional driveway, and two parking areas. Project activities also include utility improvements and landscaping.

Location: The Project is located at 3100 Irvine Avenue (APN 119-200-41), within a portion of the Newport Beach Golf Course, in the City of Newport Beach. It lies south of State Route (SR) 55 and west of SR Toll Road 73. The Project is bounded by Irvine Avenue and Mesa Drive. Additionally, John Wayne Airport is approximately 1,000 feet to the north.

Biological Setting: The Project area is surrounded by residential and commercial development as well as golf courses. Also, a concrete drainage channel is located directly adjacent to the Project area, separated by fencing outside of the Project area. The Upper Newport Bay Nature Preserve is located approximately 0.3 miles south of the Project area which includes recordings of special status floral species, such as estuary seablite (*Suaeda esteroa*; California Plant Rank (CRPR) 1B.1) and southern tarplant (*Centromadia parryi ssp. australis*; CRPR 1B.1). Special status fauna species include but are not limited to coastal cactus wren (*Campylorhynchus brunneicapillus sandiegensis*; Special Species of concern (SSC)) and coastal California gnatcatcher (*Polioptila californica californica*; Endangered Species Act (ESA)-listed threatened, SSC).

² "Take" is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

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COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

General Comments

- 1) Disclosure. The DEIR should provide an adequate, complete, and detailed disclosure about the effects which a proposed project is likely to have on the environment (Pub. Resources Code, § 20161; CEQA Guidelines, § 15151). Such disclosure is necessary so CDFW may provide comments on the adequacy of proposed avoidance, minimization, or mitigation measures, as well as assess the significance of the specific impact relative to plant and wildlife species impacted (e.g., current range, distribution, population trends, and connectivity).
- 2) Project Description and Alternatives. To enable adequate review and comment on the proposed Project from the standpoint of the protection of fish, wildlife, and plants, CDFW recommends the following information be included in the DEIR.
 - a. A complete discussion of the purpose and need for, and description of the proposed Project.
 - b. A range of feasible alternatives to the Project location to avoid or otherwise minimize direct and indirect impacts on sensitive biological resources and wildlife movement areas. CDFW recommends the City select Project designs and alternatives that would avoid or otherwise minimize direct and indirect impacts on biological resources. CDFW also recommends the City consider establishing appropriate setbacks from sensitive and special status biological resources. Setbacks should not be impacted by ground disturbance or hydrological changes from any future Project-related construction, activities, maintenance, and development. As a general rule, CDFW recommends reducing or clustering a development footprint to retain unobstructed spaces for vegetation and wildlife and provide connections for wildlife between properties and minimize obstacles to open space.
 - c. Project alternatives should be thoroughly evaluated, even if an alternative would impede, to some degree, the attainment of the Project objectives or would be more costly (CEQA Guidelines, § 15126.6). The DEIR shall include sufficient information about each alternative to allow meaningful evaluation, public participation, analysis, and comparison with the proposed Project (CEQA Guidelines, § 15126.6).
 - d. Where the Project may impact aquatic and riparian resources, CDFW recommends the City select Project designs and alternatives that would fully avoid impacts to such resources. CDFW also recommends an alternative that

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would not impede, alter, or otherwise modify existing surface flow, watercourse and meander, and water-dependent ecosystems and natural communities. Project designs should consider elevated crossings to avoid channelizing or narrowing of watercourses. Any modifications to a river, creek, or stream may cause or magnify upstream bank erosion, channel incision, and drop in water level, which may cause the watercourse to alter its course of flow.

- 3) Biological Baseline Assessment. An adequate biological resources assessment should provide a complete assessment and impact analysis of the flora and fauna within and adjacent to the Project site and where the Project may result in ground disturbance. The assessment and analysis should place emphasis on identifying endangered, threatened, rare, and sensitive species; regionally and locally unique species; and sensitive habitats. An impact analysis will aid in determining the Project's potential direct, indirect, and cumulative biological impacts, as well as specific mitigation or avoidance measures necessary to offset those impacts. CDFW also considers impacts to Species of Special Concern (SSC) a significant direct and cumulative adverse effect without implementing appropriate avoidance and/or mitigation measures. The DEIR should include the following information.
 - a. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines, § 15125(c)). The DEIR should include measures to fully avoid and otherwise protect Sensitive Natural Communities. CDFW considers Sensitive Natural Communities as threatened habitats having both regional and local significance. Natural communities, alliances, and associations with a State-wide rarity ranking of S1, S2, and S3 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by visiting the [Vegetation Classification and Mapping Program - Natural Communities webpage](#)³.
 - b. A thorough, recent, floristic-based assessment of special status plants and natural communities following CDFW's [Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities](#)⁴. Botanical field surveys should be comprehensive over the entire Project site, including areas that will be directly or indirectly impacted by the Project. Adjoining properties should also be surveyed where direct or indirect Project effects could occur, such as those from fuel modification, herbicide application, invasive species, and altered hydrology. Botanical field surveys should be conducted in the field at the times of year when plants will be both evident and identifiable. Usually, this is during flowering or fruiting. Botanical field survey visits should be spaced throughout the growing season to accurately determine what plants exist in the Project site. This usually involves multiple

³ <https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities>

⁴ <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>

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visits to the Project site (e.g., in early, mid, and late season) to capture the floristic diversity at a level necessary to determine if special status plants are present.

- c. Floristic alliance- and/or association-based mapping and vegetation impact assessments conducted in the Project site and within adjacent areas. The [Manual of California Vegetation](#)⁵, second edition, (Sawyer, Keeler-Wolf, & Evens, 2009) should also be used to inform this mapping and assessment. Adjoining habitat areas should be included in this assessment where the Project's construction and activities could lead to direct or indirect impacts offsite.
- d. A complete and recent assessment of the biological resources associated with each habitat type in the Project site and within adjacent areas. A full literature review includes but is not limited to CDFW's [California Natural Diversity Database](#)⁶ (CNDDDB). The CNDDDB should be accessed to obtain current information on any previously reported sensitive species and habitat. An assessment should include a minimum nine-quadrangle search of the CNDDDB to determine a list of species potentially present in the Project site. A nine-quadrangle search should be provided in the Project's CEQA document for adequate disclosure of the Project's potential impact on biological resources.
- e. A complete, recent, assessment of endangered, rare, or threatened species and other sensitive species within the Project site and adjacent areas, including SSC and California Fully Protected Species (Fish & G. Code, §§ 3511, 4700, 5050, and 5515). Species to be addressed should include all those which meet the CEQA definition of endangered, rare, or threatened species (CEQA Guidelines, § 15380). Seasonal variations in use of the Project site should also be addressed such as wintering, roosting, nesting, and foraging habitat. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, may be required if suitable habitat is present. See [CDFW's Survey and Monitoring Protocols and Guidelines](#)⁷ for established survey protocol. Acceptable species-specific survey procedures may be developed in consultation with CDFW and U.S. Fish and Wildlife Service.
- f. A recent wildlife and rare plant survey. A lack of records in the CNDDDB does not mean that rare, threatened, or endangered plants and wildlife do not occur. Field verification for the presence or absence of sensitive species is necessary to provide a complete biological assessment for adequate CEQA review (CEQA Guidelines, § 15003(i)). CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. Some aspects of the

⁵ <https://vegetation.cnps.org/>

⁶ <https://wildlife.ca.gov/Data/CNDDDB>

⁷ <https://wildlife.ca.gov/conservation/survey-protocols>

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proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if Project implementation build out could occur over a protracted time frame or in phases.

- 4) Direct and Indirect Impacts on Biological Resources. The DEIR should provide a thorough discussion of direct and indirect impacts expected to affect biological resources with specific measures to offset such impacts. The DEIR should address the following.
 - a. A discussion of potential impacts from lighting, noise, temporary and permanent human activity, and exotic species, and identification of any mitigation measures. A discussion regarding Project-related indirect impacts on biological resources. These include resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a Natural Community Conservation Plan (Fish & G. Code, § 2800 et. seq.)).
 - b. A discussion of both the short-term and long-term effects of the Project on species population distribution and concentration, as well as alterations of the ecosystem supporting those species impacted (CEQA Guidelines, § 15126.2(a)).
 - c. Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in areas adjacent to the Project, should be fully analyzed and discussed in the DEIR.
 - d. A discussion of post-Project fate of drainage patterns, surface flows, and soil erosion and/or sedimentation in streams and water bodies. The discussion should also address the potential water extraction activities and the potential resulting impacts on habitat supported by the groundwater. Measures to mitigate such impacts should be included.
 - e. An analysis of impacts from proposed changes to land use designations and zoning, and existing land use designation and zoning located nearby or adjacent to natural areas that may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the DEIR.
- 5) Cumulative Impact. Cumulative impacts on biological resources can result from collectively significant projects which are individually insignificant. The Project, when considered collectively with prior, concurrent, and probable future projects, may have a significant cumulative effect on biological resources. The Project may have the potential to substantially reduce the number or restrict the range of endangered, rare, or threatened species. Species that may be impacted by the Project include, but are not limited to, the biological resources described in this letter.

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Accordingly, CDFW recommends the DEIR evaluate the Project's potential cumulative impacts on biological resources. The Project may have a "significant effect on the environment" if the possible effects of the Project are individually limited but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects (Pub. Resources Code, § 21083(b)). The City's conclusions regarding the significance of the Project's cumulative impact should be justified and supported by evidence to make those conclusions. Specifically, if the City concludes that the Project would not result in cumulative impacts on biological resources, the City, "shall identify facts and analysis supporting the Lead Agency's conclusion that the cumulative impact is less than significant" (CEQA Guidelines section § 15130(a)(2)).

- 6) Nesting Birds. To avoid impacts to nesting birds, CDFW recommends that clearing of vegetation occur outside of the peak avian breeding season, which generally runs from February 1 through September 1 (as early as January 1 for some raptors). If Project construction is necessary during the bird breeding season, a qualified biologist with experience in conducting breeding bird surveys should conduct a nesting bird survey within three days prior to work in the area. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. For the given Project site, CDFW generally recommends a 100-foot buffer from common avian species, 300 feet for listed or highly sensitive, and 500 feet for raptors. The buffer should be delineated by temporary fencing and remain in effect as long as construction is occurring. No Project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the Project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.
- 7) Mitigation Measures. Public agencies have a duty under CEQA to prevent significant, avoidable damage to the environment by requiring changes in a project through the use of feasible alternatives or mitigation measures (CEQA Guidelines, §§ 15002(a)(3), 15021). Pursuant to CEQA Guidelines section 15126.4, an environmental document shall describe feasible measures which could mitigate impacts below a significant level under CEQA. Mitigation measures must be feasible, effective, implementable, and fully enforceable/imposed by the lead agency through permit conditions, agreements, or other legally binding instruments (Pub. Resources Code, § 21081.6(b); CEQA Guidelines, § 15126.4).
 - a. The DEIR should provide mitigation measures that are specific and detailed (i.e., responsible party, timing, specific actions, location) in order for a mitigation measure to be fully enforceable and implemented successfully via a mitigation

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monitoring and/or reporting program (Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15097).

- b. If a proposed mitigation measure would cause one or more significant effects, in addition to impacts caused by the proposed Project, the DEIR should include a discussion of the effects of proposed mitigation measures (CEQA Guidelines, § 15126.4(a)(1)). In that regard, the DEIR should provide an adequate, complete, and detailed disclosure about the Project's proposed mitigation measure(s). Adequate disclosure is necessary so CDFW may assess the potential impacts of proposed mitigation measures.
- 8) Compensatory Mitigation. The DEIR should include compensatory mitigation measures for the Project's significant impacts (direct and/or through habitat modification) to sensitive and special status plants, animals, and habitats. Mitigation measures should emphasize avoidance and minimization of Project-related impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore inadequate to mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed. Areas proposed as mitigation lands should be protected in perpetuity with a conservation easement and financial assurance and dedicated to a qualified entity for long-term management and monitoring.
- 9) Long-term Management of Mitigation Lands. For proposed mitigation lands, the DEIR should include measures to protect the targeted habitat values in perpetuity. The mitigation should offset Project-induced qualitative and quantitative losses of biological resources. Issues that should be addressed include (but are not limited to) restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, and increased human intrusion. An appropriate endowment should be set aside to provide for long-term management of mitigation lands.
- 10) CESA. CDFW considers adverse impacts to a species protected by CESA to be significant. Take of any endangered, threatened, candidate species, or NPPA-listed plant species that results from the Project is prohibited, except as authorized by state law (Fish & G. Code §§ 2080, 2085; Cal. Code Regs., tit. 14, §786.9). Consequently, if the Project or any Project-related activity will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, CDFW recommends that the Project proponent seek appropriate take authorization under CESA prior to implementing the Project. Appropriate authorization from CDFW may include an Incidental Take Permit (ITP) or a consistency determination in certain circumstances, among other options (Fish & G. Code, §§ 2080.1, 2081, subds. (b) and (c)). Early consultation is encouraged, as

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significant modification to a Project and mitigation measures may be required to obtain a CESA Permit.

To ensure CDFW will be able to use the City CEQA document for the issuance of an ITP, the DEIR should address all Project impacts to CESA-listed species and specify a mitigation, monitoring, and reporting program that will meet the requirements of an ITP.

- 11) Translocation/Salvage of Plants and Animal Species. Translocation and transplantation is the process of removing plants and wildlife from one location and permanently moving it to a new location. CDFW generally does not support the use of translocation or transplantation as the primary mitigation strategy for unavoidable impacts to endangered, rare, or threatened plants and animals. These efforts are experimental, and the outcome is unreliable. CDFW has found that permanent preservation and management of habitat capable of supporting these species is often a more effective long-term strategy for conserving plants and animals and their habitats.
- 12) Scientific Collecting Permit. A Scientific Collecting Permit would be necessary if there is a plan to capture and relocate wildlife. Pursuant to the California Code of Regulations, title 14, section 650, qualified biologist(s) must obtain appropriate handling permits to capture, temporarily possess, and relocate wildlife to avoid harm or mortality in connection with Project-related activities. CDFW has the authority to issue permits for the take or possession of wildlife, including mammals; birds, nests, and eggs; reptiles, amphibians, fish, plants; and invertebrates (Fish & G. Code, §§ 1002, 1002.5, 1003). A Scientific Collecting Permit is required to monitor project impacts on wildlife resources, as required by environmental documents, permits, or other legal authorizations; and, to capture, temporarily possess, and relocate wildlife to avoid harm or mortality in connection with otherwise lawful activities (Cal. Code Regs., tit. 14, § 650). For more information, please see CDFW's [Scientific Collecting Permit webpage](#)⁸.
- 13) Lake and Streambed Alteration. CDFW has regulatory authority over activities in streams that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake or use material from a river, stream, or lake. For any such activities, the Project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 et seq. of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. CDFW's issuance of a LSAA for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. CDFW

⁸ <https://wildlife.ca.gov/Licensing/Scientific-Collecting>

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recommends that the City assess whether notification is appropriate. A Notification package for a LSAA may be obtained by accessing CDFW's [Lake and Streambed Alteration Program website](#)⁹.

- 14) Wetland Resources. CDFW, as described in Fish and Game Code section 703(a), is guided by the [Fish and Game Commission's \(Commission\) policies](#)¹⁰. Through its Wetlands Resources policy, the Commission "...seek[s] to provide for the protection, preservation, restoration, enhancement, and expansion of wetland habitat in California" (California Fish and Game Commission, 2005). It is the policy of the Commission to strongly discourage development in or conversion of wetlands. It opposes, consistent with its legal authority, any development or conversion that would result in a reduction of wetland acreage or wetland habitat values. To that end, the Commission opposes wetland development proposals unless, at a minimum, project mitigation assures there will be 'no net loss' of either wetland habitat values or acreage. The Commission strongly prefers mitigation which would achieve expansion of wetland acreage and enhancement of wetland habitat values."
 - a. The Wetlands Resources policy provides a framework for maintaining wetland resources and establishes mitigation guidance. CDFW encourages avoidance of wetland resources as a primary mitigation measure and discourages the development or type conversion of wetlands to uplands. CDFW encourages activities that would avoid the reduction of wetland acreage, function, or habitat values. Once avoidance and minimization measures have been exhausted, a project should include mitigation measures to assure a "no net loss" of either wetland habitat values, or acreage, for unavoidable impacts to wetland resources. Conversions include, but are not limited to, conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether ephemeral, intermittent, or perennial, should be retained and provided with substantial setbacks, which preserve the riparian and aquatic values and functions benefiting local and transient wildlife populations. CDFW recommends mitigation measures to compensate for unavoidable impacts be included in the DEIR and these measures should compensate for the loss of function and value.
 - b. The Fish and Game Commission's Water policy guides CDFW on the quantity and quality of the waters of this State that should be apportioned and maintained respectively so as to produce and sustain maximum numbers of fish and wildlife; to provide maximum protection and enhancement of fish and wildlife and their habitat; encourage and support programs to maintain or restore a high quality of the waters of this State; prevent the degradation thereof caused by pollution and

⁹ <http://www.wildlife.ca.gov/Conservation/LSA>

¹⁰ <https://fgc.ca.gov/About/Policies/Miscellaneous>

Joselyn Perez
City of Newport Beach
November 15, 2024
Page 11 of 13

contamination; and, endeavor to keep as much water as possible open and accessible to the public for the use and enjoyment of fish and wildlife. CDFW recommends avoidance of water practices and structures that use excessive amounts of water, and minimization of impacts that negatively affect water quality, to the extent feasible (Fish & G. Code, § 5650).

- 15) Use of Native Plants and Trees. CDFW recommends the City require the Project Applicant to provide a native plant palette for the Project. The Project's landscaping plan should be disclosed and evaluated in the DEIR for potential impacts on biological resources such as natural communities adjacent to the Project site (e.g., introducing non-native, invasive species). CDFW supports the use of native plants for the Project especially considering the Project's location adjacent to protected open space and natural areas. CDFW strongly recommends avoiding non-native, invasive species for landscaping and restoration, particularly any species listed as 'Moderate' or 'High' by the [California Invasive Plant Council](#)¹¹ CDFW supports the use of native species found in naturally occurring plant communities within or adjacent to the Project site. In addition, CDFW supports planting species of trees, such as oaks (*Quercus* genus), and understory vegetation (e.g., ground cover, subshrubs, and shrubs) that create habitat and provide a food source for birds. CDFW recommends retaining any standing, dead, or dying tree (snags) where possible because snags provide perching and nesting habitat for birds and raptors. Finally, CDFW supports planting species of vegetation with high insect and pollinator value.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The [CNDDB website](#)¹² provides direction regarding the types of information that should be reported and allows on-line submittal of field survey forms.

In addition, information on special status native plant populations and sensitive natural communities, should be submitted to CDFW's Vegetation Classification and Mapping Program using the [Combined Rapid Assessment and Relevé Form](#)¹³.

The City should ensure data collected for the preparation of the DEIR is properly submitted.

¹¹ <https://www.cal-ipc.org/plants/inventory/>

¹² <https://wildlife.ca.gov/Data/CNDDB>

¹³ <https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities/Submit>

Joselyn Perez
City of Newport Beach
November 15, 2024
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FILING FEES


The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP to assist the City in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Joleena De La Fe¹⁴, Environmental Scientist.

Sincerely,

DocuSigned by:

5991E19EF8094C3...

Victoria Tang
Environmental Program Manager
South Coast Region

ATTACHMENTS

ec: California Department of Fish and Wildlife
Victoria Tang, Environmental Program Manager
Jennifer Turner, Senior Environmental Scientist (Supervisor)
Joleena De La Fe, Environmental Scientist

Office of Planning and Research
State.Clearinghouse@opr.ca.gov

¹⁴ Phone: (858) 354-3527; Email: Joleena.delafe@wildlife.ca.gov

Joselyn Perez
City of Newport Beach
November 15, 2024
Page 13 of 13

REFERENCES

California Department of Fish and Game. (2011). *CNDDDB Data Use Guidelines*. Retrieved from <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=27285&inline>

California Department of Fish and Wildlife. (2021). *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities*. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>.

California Fish and Game Commission. (2005). *Miscellaneous Policies*. Retrieved from <https://fgc.ca.gov/About/Policies/Miscellaneous>

Sawyer, J. O., Keeler-Wolf, T., & Evens, J. M. (2009). *A Manual of California Vegetation* (Second ed.). Sacramento, CA: California Native Plant Society. Retrieved from <https://vegetation.cnps.org/>

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
PH (562) 590-5071
WWW.COASTAL.CA.GOV



December 4, 2024

City of Newport Beach
Attention: Joselyn Perez
100 Civic Center Drive
Newport Beach, CA 92660

**Re: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT FOR THE SNUG HARBOR SURF PARK PROJECT, SCH NO.
2024110238, ORANGE COUNTY, CA**

Dear Ms. Perez,

Thank you for the opportunity to review the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Snug Harbor Surf Park Project. According to the Notice of Preparation of a Draft Environmental Impact Report (EIR), the proposed project involves removal of all existing improvements on the project site (Newport Beach Golf Course) including a driving range, pro shop, restaurant and bar, and three holes of golf and redevelopment of the site with a 7-acre surf lagoon that will provide four distinct area for both experienced and beginner surfers.

The proposed project is located adjacent to the boundary line of the Coastal Zone within the City of Newport Beach. The City should seek a boundary determination from the Coastal Commission to determine if any portion of the project site is located within the Coastal Zone. If it is located within the Coastal Zone, then a Coastal Development Permit from the City of Newport Beach is needed as the site is located within the City's permit jurisdiction. The following resources should be considered during the Coastal Development Permit review process: Biological Resources, Cultural Resources, Tribal Cultural Resources, Geology and Soils, Hazards, and Water Quality.

Thank you for the opportunity to comment on the NOP DEIR for the Snug Harbor Surf Park Project. Commission staff request notification of any future activity associated with this project or related projects. Please note, the comments provided herein are preliminary in nature. Additional and more specific comments may be appropriate as the project develops into final form and when an application is submitted for a coastal development permit. Please feel free to contact me at ferniesy@coastal.ca.gov or 562-590-5071 with any questions.

Notice of Preparation of a Draft Environmental Impact Report
Snug Harbor Surf Park Project
Page **2** of **2**

Sincerely,

A handwritten signature in black ink, appearing to read 'Fernie Sy', with a stylized flourish at the end.

Fernie Sy
Coastal Program Analyst II

Cc: State Clearinghouse

California Department of Transportation

DISTRICT 12
1750 East 4th Street, Suite 100 | SANTA ANA, CA 92705
(657) 328-6000 | FAX (657) 328-6522 TTY 711
<https://dot.ca.gov/caltrans-near-me/district-12>



December 6, 2024

Ms. Joselyn Perez
Senior Planner
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA. 92660

File: LDR/CEQA
SCH: **2024110238**
12-ORA-2024-02680
SR 55, PM: R4.034
SR 73, PM: R25.596

Dear Ms. Perez,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation (NOP) of an EIR for the Snug Harbor Surf Park Project. The Snug Harbor Surf Park Project (Project) would redevelop the site with a 7-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 50,340 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.

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.

State Route 55 and State Route 73 are both owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

1. Caltrans encourages the design of Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and comfortable for users of all ages and abilities. Improvements may include providing secure bicycle

"Provide a safe and reliable transportation network that serves all people and respects the environment"

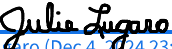
parking, pedestrian-oriented LED lighting, and comfortable connections to nearby active transportation and/or transit facilities.

2. The proposed project is located by Class II bike lanes on Mesa Drive and Irvine Avenue, and a short distance from the Class I Bayview Trail. With these features in mind, Caltrans recommends the inclusion of secure and functional short-term bike parking. Short-term bike parking at public locations should be placed in visible areas that are close to main destinations and should be installed at least 24" away from walls and other objects (e.g. trash cans, plants, etc.). With the increasing popularity of electric bikes and cargo/utility bikes, bike parking should also be designed to accommodate different styles, sizes, and weights of bikes (e.g. cargo bike, bike with trailer, adult tricycle, etc.).
 - o For additional guidance on bicycle parking best practices, see the "Essentials of Bike Parking" guidance created by the Association of Pedestrian and Bicycle Professionals (link to online PDF: <https://www.apbp.org/Publications>).
3. Consider upgrading crosswalks at the intersections of the project limits from perpendicular crossings to other styles, such as ladder style or diagonal ladder style crosswalks, to create a high visibility crossing.
4. The project location is directly adjacent to the coastal zone boundary line. The NOP does not check off the coastal zone box under the section titled "project issues discussed in document". Considering the closeness to the coastal zone boundary line, please include a discussion regarding the coastal zone element in the EIR.
5. Please submit a Traffic Impact Study (TIS) for review. Ensure that the TIS is prepared in accordance with Caltrans guidelines. Please see the link below: <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>
6. Please provide a Level of Service Assessment and a Vehicle Miles Traveled Analysis at major intersections, road segments and ramps that could impact SR 73 & SR 55.
7. Please submit a Traffic Management Plan for any anticipated impact to State Highway facilities during project construction.

8. Any work performed within Caltrans right-of-way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction. Prior to submitting to Caltrans Permit's branch, applicant should fill out Applicant's Checklist to Determine Applicable Review Process (QMAP List) Form TR-0416 to determine if project oversight/coordination with Caltrans Project Manager is needed. Applicant must submit a signed Standard Encroachment Permit application form TR-0100 along with a deposit payable to Caltrans. Deposit amount will be dependent on when the application is submitted. Public corporations are legally exempt from encroachment permit fees. However, contractors working for public corporations are not exempt from fees. Please note that all utility work should be disclosed prior to permit submittal, and utility companies are to apply for separate permits for their corresponding work.

Caltrans' mission is to provide a safe and reliable transportation network that serves all people and respects the environment. Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Julie Lugaro at Julie.lugaro@dot.ca.gov.

Sincerely,


Julie Lugaro (Dec 4, 2024 23:27 PST)

for
Scott Shelley
Branch Chief,
LDR-Climate Change-Transit Planning
Caltrans, District 12



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

December 6, 2024

Joselyn Perez, Senior Planner
Community Development Department
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Delivered via email: jperez@newportbeachca.gov

Subject: City of Newport Beach NOP of an EIR for Snug Harbor Surf Park at
3100 Irvine Avenue

Dear Ms. Perez:

Thank you for the opportunity to provide comments on the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the proposed Snug Harbor Surf Park ("Project") at 3100 Irvine Avenue. These comments are provided in the context of the Airport Land Use Commission's *Airport Environs Land Use Plan for John Wayne Airport (AELUP for JWA)*.

The proposed 15.38-acre project site is located within the central portion of the Newport Beach Golf Course bound by Irvine Avenue and Mesa Drive, approximately 3,900 feet from the end of the runway (2L). The Project would remove the existing improvements including the driving range, three holes of golf, pro shop, and restaurant/bar, and would redevelop the site with a 7-acres of surf lagoons with viewing platforms, warming pools, and spa, as well as a 50,340 square foot, three-story clubhouse building. The clubhouse would include a reception area, surf academy, fitness facilities, administrative offices, retail store, restaurant, and other incidental uses. The Project would also include a two-story 9,400 square foot "athlete accommodation building" consisting of 20 lodging units.

The Project falls within the Airport Planning Area/Notification for JWA and raises potentially significant land use compatibility concerns as defined in the AELUP for JWA.

The Project is located within the 65 dB CNEL contour for JWA. The EIR should address the noise impacts of airport operations on the occupants of the proposed lodging units (i.e., sound attenuation to meet interior noise standards). In addition, noise impacts on the exterior recreational uses should be addressed.

The Project is within the Federal Aviation Administration (FAA) Notification Area as well as the Federal Aviation Regulations (FAR) Part 77, Obstruction Imaginary Surfaces for JWA. The EIR should address the height restrictions relative to both the notification area and imaginary surfaces. ALUC staff recommends that policies be established ensuring that the maximum allowable building heights for projects located within the JWA Planning Area do not penetrate the FAA Part 77 Obstruction Surfaces for JWA. Further, the Project site is located within the primary approach surface for JWA. The EIR should emphasize that future patrons and occupants and would be exposed to significant commercial overflight with a high number of aircraft as low as 1,000 feet Above Mean Sea Level (AMSL).

The EIR should also discuss safety concerns related to the Project's location within Safety Zones 2, 4, and 6 for JWA. According to the 2011 California Airport Land Use Planning Handbook, Safety Zone 2 is the Inner Approach/Departure Zone where all residential uses, multi-story, high density/intensity uses, and most eating establishments should be avoided. Safety Zone 4 is the Outer Approach/Departure Zone in which "assemblages of people" should be restricted. Safety Zone 6 is the Traffic Pattern Zone where non-residential densities should be limited to 200-300 people per gross acre (p. 4-25 of the Handbook).

The NOP indicates that the Project is consistent with the existing General Plan Land Use designation of Parks and Recreation (PR) but would require a General Plan Amendment to increase the current development limit of 20,000 square feet to 59,772 square feet. Due to the need for a General Plan Amendment, the Project is required to be submitted to the Airport Land Use Commission (ALUC) for review after a Planning Commission Public Hearing and prior to City Council adoption. Please contact our office at (949) 252-5170 or at alucinfo@ocair.com if you would like more information.

Sincerely,



Julie Fitch
Executive Officer

From: [Perez, Joselyn](#)
To: [Linda Giedt](#)
Subject: RE: Surf Farm/Snug Harbor project
Date: November 12, 2024 4:48:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Linda,

Thanks for reaching out regarding the architectural plans for Snug Harbor (PA2024-0069).

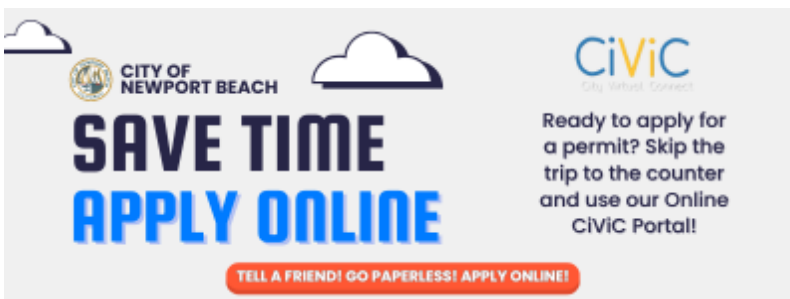
Pursuant to Government Code Section 65103.5 and SB 1214, the City must receive a signed authorization from the architect to post the plans online or print the plans. This authorization form was not included in the Applicant's first submittal and was noted as an incomplete item. The Applicant has not made a re-submittal yet.

The Applicant is required to either submit a signed authorization form or provide the City with an alternative site plan and massing diagram. The Applicant will need to submit either of those prior to being deemed complete. Once the City is in receipt of either item, the respective item will be posted online.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Linda Giedt <lclemensgiedt@gmail.com>
Sent: November 07, 2024 5:15 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Farm/Snug Harbor project

Hi Joselyn,

I want to know when the public will be able to see the Architectural Plan Set that is mentioned numerous times in the CAA Planning 8/15/24 document that was submitted for this project to the City. When will it be published? Other projects around the airport have drawings of what the project looks like on the Active Planning Cases website. When will myself and my neighbors be able to know what the project looks like since it is in our neighborhood? It's been 3 months and still nothing that I can find.

Thank you,

Linda

From: [Perez, Joselyn](#)
To: [Laurie Kelly](#)
Subject: RE: Proposed Surf Farm Opposed
Date: November 12, 2024 4:33:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Laurie,

Thank you for your email.

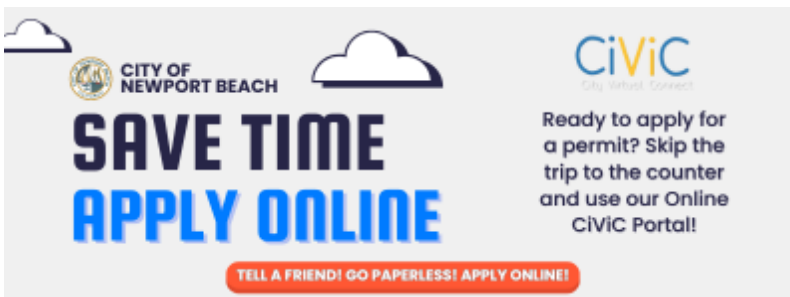
I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Laurie Kelly <laurie@silverliningrealty.com>
Sent: November 08, 2024 11:48 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Proposed Surf Farm Opposed

Hello Joselyn,

I am writing to tell the Newport Beach City Council that my entire family strongly opposes the plans for the "surf farm". Little Newport is highly used by local residents and this planned farm would not

benefit local residents who go to the beach to surf, but attract individuals from outside of the community. We should not be building something that does not first primarily benefit Newport Beach residents. We want the golf course left alone.

The plan does not include any road improvement and traffic flow and the street they must use at Irvine and Bristol is a traffic nightmare as well as accident site. The 73 freeway as well as Bristol are highly congested in the evening. With the ill planned additional housing units going up on Bristol, this will only compound the situation.

Furthermore, the community of Bayview Heights gets cars speeding through our neighborhood, at Spruce, because they do not want to go all the way up to Jamboree to u turn. It is only time until one of the community children or adults is hit. This development will only exacerbate the problem.

I vehemently oppose this development.

Thank you.

Laurie Kelly
949-689-5448

From: [Perez, Joselyn](#)
To: [Jeff Sue](#)
Subject: RE: Feedback on Proposed surf lagoon development at 3100 Irvine Ave.
Date: November 12, 2024 4:32:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Jeff,

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Jeff Sue <jeffreyesue@yahoo.com>
Sent: November 08, 2024 11:58 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Feedback on Proposed surf lagoon development at 3100 Irvine Ave.

To Whom It May Concern,

I clicked on a link to provide feedback on the proposed surf lagoon development at 3100 Irvine Ave and was directed to this email address. I would like to write to record my disapproval of the

idea to eliminate a portion (or potentially all) of Newport Beach Golf Course. As the only public golf course in the City of Newport Beach, I believe you are doing its residents a disservice by limiting and/or eliminating access to affordable golf for adults and children. Please reconsider this proposal and/or provide a solution to keeping and (hopefully) enhancing affordable golf options in the City of Newport Beach. **Please record my disapproval of the surf lagoon/Snug Harbor Surf Park project.**

Thank you for your consideration,

-Jeff Sue-
Newport Beach Resident

Hello Joselyn,

I recently read the NOP dated Nov 7 2024 regarding the proposed project. I do use this golf course regularly and would be sad to see it go. Understand its a long process. I have a couple questions and wonder if you could help me:

1. If the Snug Harbor project goes ahead, what will happen to the remainder of the golf course? The back 9 and the front 6 -- will those be maintained or improved? Or is the city considering alternate uses.

2. Are there any staff reports on the project aside from the NOP, and at which council meetings were those discussed?

Thank you

Michael Clayton

Corona del Mar

--

Michael Clayton

Tel 949-903-0044

Fax 949-706-7799

From: [Perez, Joselyn](#)
To: [Nancy Kreft](#)
Subject: RE: Snug Harbor
Date: November 12, 2024 3:55:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Nancy Kreft <kreft1249@gmail.com>
Sent: November 12, 2024 3:27 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Snug Harbor

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

As residents of the Peninsula in Newport Beach, we are opposed to the Snug Harbor Surf development in our city!

Gary & Nancy Kreft
1249 W Balboa Blvd., 92661
909-921-2792

From: [Perez, Joselyn](#)
To: [Jon Rosen](#)
Subject: RE: Surf Park In Newport Beach
Date: November 12, 2024 5:02:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Jon,

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Jon Rosen <jrosen01@gmail.com>
Sent: November 12, 2024 5:01 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park In Newport Beach

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

We live at 905 Via Lido Nord, Newport Beach, CA 92663
We are in full support of the Surf Park In Newport Beach

Jon Rosen

--

Jon Rosen
jrosen01@gmail.com
301.980.8436 Mobile

From: [Perez, Joselyn](#)
To: [Danielle Dino](#)
Subject: RE: Surf Park
Date: November 12, 2024 4:49:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Danielle,

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Danielle Dino <dan@webcasa.com>
Sent: November 12, 2024 4:20 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Please do not let this surf park go forward. We have been golfing here for 2 generations now and love seeing the peaceful, rare open space in that area. A surf park is going to bring a huge amount of traffic and honestly, we are at the beach. Let the surf lessons be taught where they should be- at the beach. Then they can not only learn to surf, but learn about how to stay safe in the ocean wher

Danielle Dino

Founding Member

Web Casa Design LLC | <http://webcasa.com>

Text/Mobile: 714-865-5570 | Office: 714-442-8692 x260

Customer Support:

Email: support@webcasa.com

Visit: <https://webcasa.com/support-ticket/>

Are you a happy customer? We greatly appreciate your reviews!

[Google](#)

[Yelp](#)

From: [Perez, Joselyn](#)
To: [Vincent Capizzi](#)
Subject: RE: Surf park
Date: November 12, 2024 4:24:00 PM

Hi Vincent,

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Vincent Capizzi <vacapizzi@gmail.com>
Sent: November 12, 2024 5:28 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

My view is NO on the surf park.
Vincent Sent from my iPhone

From: [Perez, Joselyn](#)
To: [Lance Niederhaus](#)
Subject: RE: Surf park
Date: November 12, 2024 4:24:00 PM

Hi Lance,

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Lance Niederhaus <lanceniederhaus@icloud.com>
Sent: November 12, 2024 5:51 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

I think it's a great idea and fully support the surf park development.

Sent from my iPad

From: [Perez, Joselyn](#)
To: [Mike Battin](#)
Subject: RE: Feedback on Surf park proposal
Date: November 12, 2024 4:24:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Mike,

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Mike Battin <mbattin@yahoo.com>
Sent: November 12, 2024 6:22 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Feedback on Surf park proposal

The proposed surf park does not fit the non-commercial setting of the golf course and open space. I oppose the proposal

Mike Battin
200 via Quito

From: [Perez, Joselyn](#)
To: [Laura Mulchay](#)
Subject: RE: Surf Park input
Date: November 12, 2024 4:23:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Laura,

Thank you for your email.

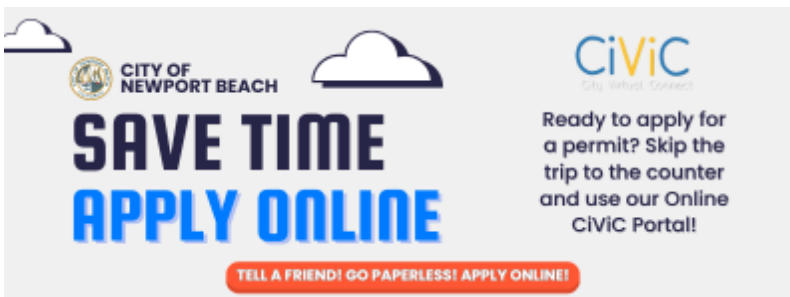
I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Laura Mulchay <laura.e.mulchay@gmail.com>
Sent: November 12, 2024 6:36 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park input

Good morning,

I'd like to provide resident feedback on the Surf Park. Although it could be a financial opportunity for the city, I am in the camp against this. There are so few opportunities for people to just show up and play golf in this area. Both of my kids got introduced to the game at

this spot (they are still teenagers so this was not that long ago!)— not for the very very first time but as an opportunity to just drop down, hit a few balls, go to Originals, and on rare occasion go out on the course. Invest in the course, make it trendy, market to a different demographic. Keep it .

Also I question the true profitability of a surf park in an actual surf town.

And, the lure of a surf park is like a lot of other things. Short lived, unless it's tied to a resort. We lived in Vegas prior to living here and watched two water parks come up, at first it was great (it's the desert) but it has since turned into drop off teen hangouts and it attracts kids and older teens who don't have good intentions and make bad choices when left to their own devices. (I have nothing against teens, I have two of them, but I've watched it happen. Not right away, but two years in as it got "old" and wasn't novel anymore, things started changing. Memberships went down, revenue went down, less staffing, and then more trouble, and then less people coming because of the trouble.) Not to mention the water usage and the disruption of the local wildlife that call it home.

Invest in the course. It's something that Newport residents call their own, infuse it with some love and let us love it again.

Laura (92660)

Laura Everling Mulchay, MFA, M.Ed.
www.linkedin.com/in/lauraeverlingmulchay
www.brightbodiesbrightminds.com

From: [Perez, Joselyn](#)
To: [Kristin Panehal](#)
Subject: RE: Surf Park
Date: November 12, 2024 4:23:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Kristin,

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Kristin Panehal <kpanehal@gmail.com>
Sent: November 12, 2024 6:37 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park

Thank you for inviting the public to comment on the proposed surf park along the back bay. While it seems innovative and interesting I feel there are better areas in OC or Southern California to activate in that manner. I am not only concerned about the noise this proposed use will cause in the area, but 8' tall retaining walls will impact the beauty of that area and conflicts with the natural beauty the Back Bay offers to our community. We live in a community surrounded by the natural beauty of the Pacific Ocean and Back Bay why would we agree to build

a man-made surf park. The existing driving range and restaurant are constantly busy, I imagine removing this current use will negatively impact the residents that actively enjoy the current improvements. In addition the current improvements appeal to a larger percentage of our population than a surf park. It would be helpful to publish the massing plans to get a real sense of what impact of this proposed development would entail. Pretty certain it will not influence my adamant disapproval of this proposed development. Please protect our natural beauty in Newport/Costa Mesa. The use and noise this project will bring is incongruent with our community.

Best,
Kristin

From: [Perez, Joselyn](#)
To: [Liz Maxson](#)
Subject: RE: Surf park
Date: November 12, 2024 4:22:00 PM

Hi Liz,

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Liz Maxson <lizzienm@msn.com>
Sent: November 12, 2024 6:38 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Ridiculous idea... when we have the best beaches for water sports.

Leave the golf course alone!!
Great family sport and venue.
Liz M.
Balboa Island.

Sent from my iPhone

From: [Perez, Joselyn](#)
To: [kristine Benson](#)
Subject: RE: NB Surf Park
Date: November 12, 2024 4:22:00 PM

Hi Kristine,

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: kristine Benson <kbmarketing4you@gmail.com>
Sent: November 12, 2024 6:39 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: NB Surf Park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hi,
My name is Kristine Benson resident of Newport Beach for 30 years.
Currently residing with my family in Newport Heights.

While a surf park seems exciting and convenient, it does seem a bit ridiculous 2 miles from the beach.

Thank you for your time,
Kristine Benson

Sent from my iPhone

From: [Perez, Joselyn](#)
To: [Michael Hussey](#)
Subject: RE: Surf lagoon
Date: November 12, 2024 4:21:00 PM

Hi Michael,

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Michael Hussey <mrhusseytc@yahoo.com>
Sent: November 12, 2024 6:53 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf lagoon

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Definitely a NO!

Sent from Michael Hussey's iPhone
949.439.3320.

From: [Perez, Joselyn](#)
To: [Emily Norton](#)
Subject: RE: Surf park in Newport Beach
Date: November 12, 2024 4:21:00 PM

Hi Emily,

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Emily Norton <emily@nalfinancial.com>
Sent: November 12, 2024 7:48 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf park in Newport Beach

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

To whom it may concern,

I am in STRONG support of this incredible opportunity for our community. I am a parent of two children and have been a Newport Beach resident since 2004. We live by the beach and would love to see more opportunities for surfing for residents and visitors to our community!

Our son is disabled and would greatly enjoy the opportunity to surf or play in the waves year round.

I hope you will help make this a reality!

Sincerely,
Emily Norton

From: [Perez, Joselyn](#)
To: [laura cleary](#)
Subject: RE: Snug Harbor
Date: November 12, 2024 4:20:00 PM

Hi Laura,

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: laura cleary <lhemmen@hotmail.com>
Sent: November 12, 2024 8:35 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Snug Harbor

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

My family and I are so excited to see this happening! What an amazing addition to our community. There is something for everyone in this project. This will be so awesome for Newport Beach and Orange County.

Thank you!

Laura C

From: [Perez, Joselyn](#)
To: [Susan Bubb](#)
Subject: RE: NO VOTE for Proposed Snug Harbor Surf Park (Environmental Impact Report)
Date: November 12, 2024 4:20:00 PM

Hi Susan,

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Susan Bubb <sabubb@gmail.com>
Sent: November 12, 2024 8:35 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Cc: Susan Bubb <sabubb@gmail.com>
Subject: NO VOTE for Proposed Snug Harbor Surf Park (Environmental Impact Report)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello.

My name is Susan Bubb. I am a homeowner who resides one mile from the proposed surf park.

I strongly oppose the Snug Harbor Surf Park proposed location at 3100 Irvine Avenue in Newport Beach due to negative environmental impact as follows:

- increased vehicle and bicycle/e-bike traffic on the already extremely dangerous and accident-filled Irvine Avenue. Many using the surf park will be on bikes and young, somewhat inexperienced drivers/riders. Unsafe Irvine Avenue, with high speed driving and curved roadway, is the only route to that location.
- we have beautiful beaches for surfing, with public access, on our 840 mile long California coast. These are excellent places for surfing in the natural environment.
- the proposed surf park is 5.5 miles from the beach. There is no reason to have a surf park next door to the beach.

Please represent your constituents and ensure your fellow council members do so as well with a NO vote on the proposed surf park.

Susan Bubb

From: [Perez, Joselyn](#)
To: [Mike Skibba](#)
Subject: RE: Surf Park
Date: November 12, 2024 4:19:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Mike Skibba <mjskibba@earthlink.net>
Sent: November 12, 2024 8:39 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park

My family is definitely against the development of the proposed park! There is absolutely no need with the ocean as close as it is and we definitely don't need any added traffic on Irvine Blvd! It is an extremely foolish idea!

From: [Perez, Joselyn](#)
To: [Jon Langford](#)
Subject: RE: Newport Beach - 3100 Irvine Ave - Snug Harbor - EIR Scoping Meeting
Date: November 12, 2024 4:19:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Mr. Langford,

We are having the Scoping Meeting in the community room on Wed, Nov 20, at 6pm.

I will be kicking off the meeting on behalf of the City. The CEQA consultant, EPD, will be giving a brief project description and overview of the CEQA and EIR process. We are inviting the public to give input on what the EIR should study. We are not livestreaming the event.

If there's any particular topic you would like studied in the EIR, you're welcome to email me your comment.

Please let me know if there's anything else I can help you with.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Jon Langford <jlangford@mesacenters.com>
Sent: November 12, 2024 8:39 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Newport Beach - 3100 Irvine Ave - Snug Harbor - EIR Scoping Meeting

Joselyn: hope you're having a great week so far.

I see the EIR Scoping Meeting for the Snug Harbor Surf Park Project is set for **November 20, 2024 @ 6PM** (Civic Center Community Room).

Can you tell me who will be running this meeting?

And, will it be livestreamed/televised/recorded?

Thanks for your help.

Jonathan Langford
Mesa Centers
9968 Hibert St Ste 200
San Diego CA 92131
(858) 271-4682
(949) 322-5333 (m)
jiangford@mesacenters.com

This message, together with any attachments, may contain material that is confidential and/or privileged for the sole use of the intended recipient. Any review, reliance or distribution by others or forwarding without express permission is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies.

From: [Perez, Joselyn](#)
To: [Alicia Downing](#)
Subject: RE: Wave pool
Date: November 12, 2024 4:10:00 PM

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Alicia Downing <alicia1279@yahoo.com>
Sent: November 12, 2024 8:47 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Wave pool

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello,

I am a resident of Newport Beach and live in Dover Shores. Though the wave pool sounds good at first thought, I think the congestion and traffic along with attracting too many tourists will be a problem for residents. This project along with the community pool going in at Lower Castaways Park will flank the Dover Shores neighborhood with too much traffic and visitors. I understand that Newport Beach is a tourist destination, especially in summer, but we don't want it turning into Venice beach that is overrun with tourists which in turn leads to traffic issues, parking issues, trash, crowds, etc.

Thank you,
Alicia Downing

From: [Perez, Joselyn](#)
To: [Mandy McDonnell](#)
Subject: RE: Snug Harbor surf park
Date: November 12, 2024 4:09:00 PM

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Mandy McDonnell <mandy.mcdonnell@gmail.com>
Sent: November 12, 2024 8:52 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Snug Harbor surf park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello Council members,

I am very much in favor of having this surf park in the proposed area in Newport Beach. It will be a great addition to recreation in our city and I can't think of any reason why it would pose any negative issues. Thank you for your consideration!

Mandy McDonnell
949-697-2323

From: [Perez, Joselyn](#)
To: [Lauryl & Andy Boyum](#)
Subject: RE: Sung Harbor Surf Facility
Date: November 12, 2024 4:08:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Lauryl & Andy Boyum <laboyum@gmail.com>
Sent: November 12, 2024 9:21 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Sung Harbor Surf Facility

Dear Ms. Perez,

We are writing today in opposition to the proposed Snug Harbor Surf Facility at the existing Newport Beach Golf Course.

Eliminating the portion of the golf course where the Project is located would:

- Remove the ONLY publicly accessible driving range in the City of Newport Beach;
- Result in the elimination of the only AFFORDABLE PUBLIC (i.e. not \$400+ per round Pelican Hill) 18-hole golf course in the City of Newport Beach; and
- Replace the existing restaurant / clubhouse with a more exclusive environment, while adding virtually no housing units in an area identified in the Housing Element for potential residential redevelopment.

Surf Lagoons make sense in areas without ocean access, such as Coachella Valley or other inland locations, not in Newport Beach with miles of coastline in immediate proximity to the proposed site.

Thank you for hearing our concerns.

Best Regards,
Lauryl & Andy Boyum
Corona Del Mar

From: [Perez, Joselyn](#)
To: [NADAL FAMILY](#)
Subject: RE: Surf Park and Apartments
Date: November 12, 2024 4:08:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: NADAL FAMILY <nadal6@cox.net>
Sent: November 12, 2024 9:47 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park and Apartments

WE are NOT in favor of the surf park or apartments on the golf course land. The executive golf course is cherished open space in our city, and a very affordable golf outing for many seniors and families in the area. Surfers can surf in our ocean for free.

The real impetus for the redevelopment is to try and build apartments, which we believe are too close to the airport runway.

Lonnie/Marie Nadal
1943 Port Provence
Newport Beach, Ca 92660

From: [Perez, Joselyn](#)
To: [Macon Brock](#)
Subject: RE: In favor of Surf Park in Newport Beach
Date: November 12, 2024 4:07:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Macon Brock <maconbrock@mac.com>
Sent: November 12, 2024 10:18 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: In favor of Surf Park in Newport Beach

Hello Newport Beach,

As an active surfer and resident of Newport Beach who's traveled and used other surf parks, I fully believe in plan for Snug Harbor Surf Park Project. Please add me to the list of those in favor of it's development.

Macon Brock
1236 Somerset Lane
Newport Beach, CA 92660



Macon Brock

Founder & Chief at **Skout's Honor**

A 3927 Oceanic Dr., Oceanside CA, 92056

P [877-805-0399](tel:877-805-0399) **M** [949-278-9432](tel:949-278-9432)

E macon@skoutshonor.com **W** www.skoutshonor.com

From: [Perez, Joselyn](#)
To: [jami deusterman](#)
Subject: RE: Wave Park
Date: November 12, 2024 4:07:00 PM

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: jami deusterman <deusterman14@yahoo.com>
Sent: November 12, 2024 10:36 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Wave Park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

For what it's worth, I am sad to hear they're going to take the only public course in Newport Beach and replace it with a wave pool 1 mile from the ocean. My kid loves that course he can afford that course and I'm sure many others feel the same.

Is this how we support seniors and people on fixed income? My parents are avid golfers and if this was their course I would be fighting like hell to keep it for them.

Jami Sepulveda

From: [Perez, Joselyn](#)
To: [Reagan Barry](#)
Subject: RE: Don't Ruin Newport
Date: November 12, 2024 4:06:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Reagan Barry <jetblackphoenix@gmail.com>
Sent: November 12, 2024 10:53 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Don't Ruin Newport

To whom it may concern,

The addition of a surf park while being so accessible to the ocean is a huge mistake. Currently the golf course and driving range make sense, but to bring in an expensive venue that will be closed within 4 years is a huge mistake. Most people will not see the value of an over priced novelty and it will go under.

Be sensible.

Thanks,

Reagan (A surfer) Barry

From: [Perez, Joselyn](#)
To: [Brad Pence](#)
Subject: RE: Support for wave pool
Date: November 12, 2024 4:05:00 PM

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Brad Pence <bradpence2003@yahoo.com>
Sent: November 12, 2024 11:16 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Support for wave pool

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hi There,

I was born and raised in Newport Beach. We are really excited about this project and feel it will add something unique to our city. My wife and two kids (18 and 15) are in full support of the wave pool project.

Brad, Allison, Carter and Campbell Pence

Sent from my iPhone

From: [Perez, Joselyn](#)
To: [Carolyn Scroggs](#)
Subject: RE: Opposing Snug Harbor Surf Park
Date: November 12, 2024 4:03:00 PM

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Carolyn Scroggs <carolynscroggs@gmail.com>
Sent: November 12, 2024 11:31 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Opposing Snug Harbor Surf Park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

> Hello.

>

> My name is Carolyn Scroggs. I am a homeowner who resides one mile from the proposed surf park.

>

> I strongly oppose the Snug Harbor Surf Park proposed location at 3100 Irvine Avenue in Newport Beach due to negative environmental impact as follows:

>

> - increased vehicle and bicycle/e-bike traffic on the already extremely dangerous and accident-filled Irvine Avenue. Many using the surf park will be on bikes and young, somewhat inexperienced drivers/riders. Unsafe Irvine Avenue, with high speed driving and curved roadway, is the only route to that location.

>

> - we have beautiful beaches for surfing, with public access, on our 840 mile long California coast. These are excellent places for surfing in the natural environment.

>

> - the proposed surf park is 5.5 miles from the beach. There is no reason to have a surf park next door to the beach.

>

> Please represent your constituents and ensure your fellow council members do so as well with a NO vote on the proposed surf park.

>

> Carolyn Scroggs

From: [Perez, Joselyn](#)
To: [Sandy MacDougall](#)
Subject: RE: Surf Park
Date: November 12, 2024 4:03:00 PM

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Sandy MacDougall <sandy@mortgagevintage.com>
Sent: November 12, 2024 11:56 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hi, this is Sandy MacDougall. I live in Corona Del Mar, I think that the use of the facility under the airport should remain for golf, not surfing. I think if anything they should do a topgolf type of concept doesn't make any sense to have a surf park underneath the airport as the ocean is so close by, and it is very noisy

From: [Perez, Joselyn](#)
To: [Brady McKelheer](#)
Subject: RE: Surf Park Development
Date: November 12, 2024 4:02:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Brady McKelheer <bmckelheer@gmail.com>
Sent: November 12, 2024 9:12 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park Development

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hi there,

I believe that this surf park will give everyone the access to pursue their dreams of surfing in an

affordable manner. I believe that this is also fundamentally sound being that it is being created as an addition to the golf course. This surf park would significantly benefit the youth of Newport Beach and all surrounding counties as it gives an opportunity to advance the skill and amazing sport of surfing. As a kid myself, I would absolutely love the opportunity to go catch a barrel and feel stoked about it and I believe this gives the best opportunity for that. Overall, I believe that this park will ultimately benefit the well-being of all people in Newport Beach along with surrounding cities.

Thank you very much,

Brady McKelheer

From: [Perez, Joselyn](#)
To: [Nancy Kreft](#)
Subject: RE: Snug Harbor
Date: November 12, 2024 3:55:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Thank you for your email.

I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you may have regarding the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Nancy Kreft <kreft1249@gmail.com>
Sent: November 12, 2024 3:27 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Snug Harbor

As residents of the Peninsula in Newport Beach, we are opposed to the Snug Harbor Surf development in our city!

Gary & Nancy Kreft
1249 W Balboa Blvd., 92661
909-921-2792

From: [Perez, Joselyn](#)
To: [Joseph Kristofl](#)
Subject: RE: Snug Harbor comments
Date: November 13, 2024 11:38:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Hello Joseph,

I am in receipt of your email, and I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Joseph Kristofl <josephkristofl@gmail.com>
Sent: November 13, 2024 8:38 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Snug Harbor comments

As a neighbor who has lived 2 stoplights down the street from this proposal I vote NO.

I know you guys are only asking for feedback as a courtesy, the rich guys always get their way, and your land grab will pass. Building an artificial surf park on a little golf course when the real ocean (and world famous Wedge) is not even 8 miles away is insane. And where do you suggest those neighborhood golfers, myself & 10YO son & his neighborhood buddies included,

who have used this course for decades go instead? Pelican Hill? Oh right, you guys don't really care, this feedback request is just a courtesy. Can't wait for your auto-reply to my NO vote on this project.

Thank you,

Joseph Kristofl

josephkristofl@gmail.com

949.331.3637 (mobile)

358 Santa Isabel Ave, Costa Mesa, CA

From: [Perez, Joselyn](#)
To: [Gary Dial](#)
Subject: RE: Surf Park
Date: November 13, 2024 11:39:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Hello Gary,

I am in receipt of your email, and I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Gary Dial <dial7272@gmail.com>
Sent: November 13, 2024 9:25 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park

Newport Beach has miles of low cost surfing beaches, but only one low cost golf course.
Don't wreck an irreplaceable facility like that for a "Pie in the Sky" unnecessary one.
Gary Dial 949 633 1465

From: [Perez, Joselyn](#)
To: [Ted Canedy](#)
Subject: RE: Wave pool in Newport Beach
Date: November 13, 2024 11:40:00 AM
Attachments: [image004.png](#)
[image005.png](#)

Hi Ted,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Ted Canedy <ted@fromeinc.com>
Sent: November 13, 2024 10:58 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Wave pool in Newport Beach

Dear Mrs. Perez,

I am writing this email today to say that I believe having a wave pool in Newport beach will not be a good thing for the community. First of all, the location is mere miles from the beach as well as, close to a place where mother nature provides all surfers a chance to surf every day. So all this place will do is provide a place for tourist to try to surf (at a high cost), cater to people with money, and add

more traffic to an all ready busy area. Secondly the people who live around the area will be affected by traffic, noise, and I would assume a group of people that would not necessarily be in that area affecting their lives.

Also the golf course itself provides a great service to a lot of people in the community. As I am assure you are aware of that there are not a lot of golf courses in this area and the ones that are can be quite pricy or they are private country clubs. This golf course is a great place for beginners, it is a shorter golf course so it is not a difficult course for beginners, it has one of the best Pro Shops in all of Orange County, it also has a great Sports Bar that not only provides a great service to the golfers on the course but also provides food to the surrounding areas apartments and homes. Lastly the driving range is also a great place for people to practice who live close by the course.

The long term affects of this surf park I believe will not be positive. Again stating that it will not be accessible to all due to the cost, as well as, I do not think there will be that great of a demand due to the fact that I as a surfer and many others would not go to the park. So if this is a FAILURE then what becomes of the property and the land after that. Also closing the golf course closes multiple successful businesses that are currently thriving at the golf course.

PLEASE PLEASE PLEASE keep the golf course as it is and have the BEACH be the BEACH at the BEACH.

Thank you for your time.

Ted Canedy
151 Kalmus Drive Suite F-2
Costa Mesa, Ca 92626
Office (714) 641-1130
Fax (714) 641-4833
ted@fromeinc.com
www.fromeinc.com



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited

From: [Perez, Joselyn](#)
To: [Adam A. Hutchinson](#)
Subject: RE: Objections to Snug Harbor Surf Park
Date: November 13, 2024 11:41:00 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi Adam,

Thank you for your email. I have saved your comment so it will be included in the project file.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Adam A. Hutchinson <aah@severson.com>
Sent: November 13, 2024 11:15 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Objections to Snug Harbor Surf Park

Hello Ms. Perez,

I live in Dover Shores with my family and write to object to the proposed Snug Harbor Surf Park.

TRAFFIC CONGESTION. PARKING

The park will undoubtedly cause significant additional traffic congestion on Irvine Avenue.

That stretch of Irvine Avenue is already a heavily-used travel corridor for local residents, it is a primary means of ingress and egress. Traffic is already heavy during the morning and late afternoon as people drive to and from work. As the park will draw people from all over Southern California the area will be impacted further and local residents will have to ensure additional delays.

There will likely be significant additional traffic in the surrounding areas, including on the 73 and 405 freeways and surface streets in the vicinity of the proposed park. These areas are already heavily used and additional traffic will further burden local residents.

Parking in the area of the park will be adversely impacted as well. It is rare for any new construction these days to have adequate parking. Overflow parking will burden local residents and businesses.

NOISE

A surf park would create significant noise, both from the facility itself and from patrons of the park. There are residents immediately adjacent to the park that would be adversely affected by the noise. Local residents already endure significant noise from the airport and planes and forcing them to endure an additional noise burden is clearly unfair.

QUIET ENJOYMENT, PROPERTY VALUES, TAX REVENUE

The increased traffic congestion, parking problems, noise and other potential problems will adversely affect local residents' quiet enjoyment of their homes (to which they are entitled) as well as their property values. Due to these issues, the surrounding areas will become less desirable and property values will fall accordingly. That is an unfair burden on the residents, and the lower property values will result in less tax revenue being generated which will adversely impact all residents in the County.

LOCAL SURFING OPTIONS ALREADY EXIST

The proposed park is a mere few miles from the Pacific Ocean where anyone can surf at any time for free. Putting a surf park in the immediate vicinity of an ocean with abundant surfing options simply makes no sense.

FAVORING OUT OF AREA VISITORS OVER LOCAL RESIDENTS (WHO ARE TAXPAYERS AND VOTERS)

The foregoing problems demonstrate that moving forward with the surf park would be a clear case of favoring out-of-area visitors (and potentially certain business interests, depending on

who is involved and benefiting, an issue sure to be explored) over local residents, which in my view is completely improper. Local government must protect the interests of local residents. And local residents are taxpayers and voters who will surely mobilize to ouster any government officials who do not adequately protect their interests.

CONCLUSION

For the reasons stated I oppose the proposed surf park and ask that it not be permitted to proceed. Thank you.



Adam A. Hutchinson
Member

The Atrium, 19100 Von Karman Ave.

Suite 700 Irvine, CA 92612

Main: (949) 442-7110 Direct: [\(949\) 225-7958](tel:(949)225-7958)

Email: aah@severson.com www.severson.com

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From: [Perez, Joselyn](#)
To: [Don Mowery](#)
Subject: RE: Surfpark YES
Date: November 13, 2024 11:45:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Don,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Don Mowery <dondmowery@gmail.com>
Sent: November 13, 2024 11:06 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surfpark YES

I think this would be a great addition to Newport Beach.

Don Mowery

128 34th St, Newport Beach, CA 92663

From: [Perez, Joselyn](#)
To: [Gayle Eve](#)
Subject: RE: Surf park
Date: November 13, 2024 5:52:00 PM

Hi Gayle,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Gayle Eve <evegayle59@gmail.com>
Sent: November 13, 2024 12:49 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

NO!!! Don't want it at all. Already tons of traffic in that area.
Gayle Eve

From: [Perez, Joselyn](#)
To: [David Clarke](#)
Subject: RE: Surf park
Date: November 13, 2024 5:53:00 PM

Hi David,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: David Clarke <dcclarke@pacbell.net>
Sent: November 13, 2024 1:23 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Good afternoon

I would like to express my opposition to the proposed surf park. There are several people who enjoy the wide open space of the golf course. Furthermore, it is well utilized by the general public. Lastly, I do have a concern as a resident of the city of Newport Beach, that diminishing the scope of the existing golf course would land opportunity for an expansion of the airport, which I greatly oppose.

David C Clarke
1309 Mariners Drive
Newport Beach, CA 92660

Best,

David C. Clarke
www.insureorangecounty.com

From: [Perez, Joselyn](#)
To: [Nicholas Hahn](#)
Subject: RE: snug harbor surf park
Date: November 13, 2024 5:53:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Nicholas,

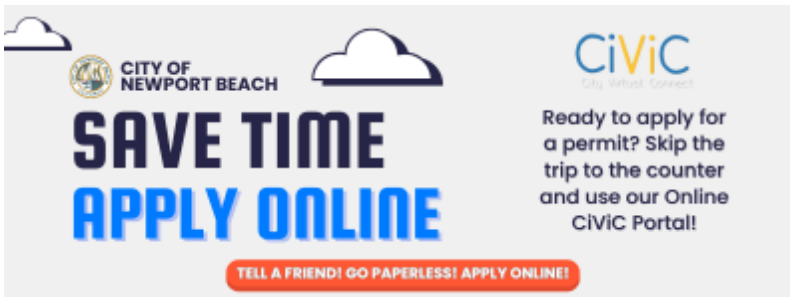
Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Nicholas Hahn <naturebynick@gmail.com>
Sent: November 13, 2024 2:05 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: snug harbor surf park

I am a 15 yr resident of Newport Beach, and I am in favor of the Surf Park being built here.

Thank you,

From: [Perez, Joselyn](#)
To: [Sean Norton](#)
Subject: RE: Newport Beach wave park
Date: November 13, 2024 5:54:00 PM

Hi Sean,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Sean Norton <sean.norton01@gmail.com>
Sent: November 13, 2024 2:19 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Newport Beach wave park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

I am writing to relay my enthusiastic thumbs up for the proposed wave park where the municipal golf courses now on Irvine Boulevard.

The fact that it adds this really cool amenity that's healthy and outdoors. In addition to preserving part of the golf course is terrific in my opinion.

Thank you

Sean Norton

From: [Perez, Joselyn](#)
To: [Val Lyon](#)
Subject: RE: Proposes Surf Park
Date: November 13, 2024 5:54:00 PM

Hi Edward,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Val Lyon <val.lyon@sbcglobal.net>
Sent: November 13, 2024 2:25 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Proposes Surf Park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

This email is to let you know I am strongly opposed to the proposed surf park that would destroy the golf course on Irvine Avenue. Don't you realize one of the worlds largest surf parks is less than 7 miles away and doesn't cost a dime to get wet.

Edward Lyon
427 San Bernardino Avenue
Newport Beach CA 92663
val-lyon@sbcglobal.net
949-351-4300

From: [Perez, Joselyn](#)
To: [The Eaton's](#)
Subject: RE: Surf Park - Unnecessary
Date: November 13, 2024 5:55:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello Kate and Nate,

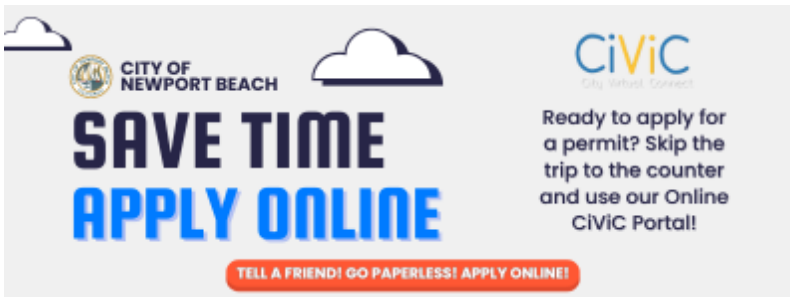
Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: The Eaton's <knate2013@gmail.com>
Sent: November 13, 2024 3:09 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park - Unnecessary

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello.

We are Kate and Nate Eaton. We are homeowner who reside within a mile from the proposed surf park.

I strongly oppose the Snug Harbor Surf Park proposed location at 3100 Irvine Avenue in Newport Beach due to negative environmental impact as follows:

- we have beautiful beaches for surfing, with public access, on our 840 mile long California coast just 5 miles away. These are excellent places for surfing in the natural environment.
- increased vehicle and bicycle/e-bike traffic on the already extremely dangerous and accident-filled Irvine Avenue. Many using the surf park will be on bikes and young, somewhat inexperienced drivers/riders. Unsafe Irvine Avenue, with high speed driving and curved roadway, is the only route to that location.
- increased water waste in a drought-common environment.

Thank you for your time. There is no need for this in our beautiful city. A top-golf or outdoor movie theater would make much more sense as a positive impact experience for our demographic and community.

Thank you.

Kate and Nate

--

Kate & Nate

We are Kate and Nate Eaton. We are homeowner who reside within a mile from the proposed surf park.

I strongly oppose the Snug Harbor Surf Park proposed location at 3100 Irvine Avenue in Newport Beach due to negative environmental impact as follows:

- we have beautiful beaches for surfing, with public access, on our 840 mile long California coast just 5 miles away. These are excellent places for surfing in the natural environment.
- increased vehicle and bicycle/e-bike traffic on the already extremely dangerous and accident-filled Irvine Avenue. Many using the surf park will be on bikes and young, somewhat inexperienced drivers/riders. Unsafe Irvine Avenue, with high speed driving and curved roadway, is the only route to that location.
- increased water waste in a drought-common environment.

Thank you for your time. There is no need for this in our beautiful city. A top-golf or outdoor movie theater would make much more sense as a positive impact experience for our demographic and community.

Thank you.

Kate and Nate

--

Kate & Nate

From: [Perez, Joselyn](#)
To: [Jaclyn Hussey](#)
Subject: RE: Newport Wave Pool
Date: November 19, 2024 10:21:00 AM
Attachments: [image001.png](#)

Hello Jaclyn,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Jaclyn Hussey <thejaclynhussey@gmail.com>
Sent: November 12, 2024 6:38 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Newport Wave Pool

Hard NO
Jaclyn Hussey
714.800.9035

From: [Perez, Joselyn](#)
To: [Richard Rule II](#)
Subject: RE: Public Urged To Give Feedback For Proposed Surf Park In Newport Beach
Date: November 19, 2024 10:22:00 AM
Attachments: [image001.png](#)

Hello Richard,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Richard Rule II <richardrulejr@gmail.com>
Sent: November 12, 2024 7:11 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Public Urged To Give Feedback For Proposed Surf Park In Newport Beach

Good evening,

Vote no on this proposal.

Thank you,

Richard Rule II
[949-394-3710](tel:949-394-3710)
Richardrulejr@gmail.com

From: [Perez, Joselyn](#)
To: [Mac Posey](#)
Subject: RE: Surf Park - Save the golf course!
Date: November 19, 2024 10:22:00 AM

Hi Mac,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Mac Posey <mac.posey@gmail.com>
Sent: November 12, 2024 7:15 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park - Save the golf course!

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hi Joselyn,

Life time Newport/Costa Mesa resident and avid surfer/golfer. We live in eastside and have 2 boys 5 and 3. We go to the golf course multiple times a month. It's the only realistic option locally for us as we are not part of a 6 figure country club. My boys love the driving range and I can't wait to play 9 holes with them!

Beach is a bike ride away. We don't need a corporate wave pool and more condense housing.

Appreciate your consideration

—
Mac Posey
949-903-2503

From: [Perez, Joselyn](#)
To: [Peter Dickey](#)
Subject: RE: Surf Park Feedback
Date: November 19, 2024 10:25:00 AM

Hi Peter,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Peter Dickey <petedickey83@gmail.com>
Sent: November 13, 2024 6:43 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park Feedback

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

I hope the surf park development does not close the golf course entirely, I don't believe as many people would be served by the surf park that are currently patrons of the driving range and golf course.

Thanks for the opportunity to comment.

Pete Dickey

Sent from my iPhone

From: [Perez, Joselyn](#)
To: [Catherine](#)
Subject: RE: Snug Harbor Surf
Date: November 19, 2024 10:26:00 AM
Attachments: [image001.png](#)

Hi Catherine,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Catherine <h2ocath2004@yahoo.com>
Sent: November 13, 2024 7:45 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Snug Harbor Surf

Hello,

My name is Catherine Lee. I am a longtime resident of Newport Beach, who resides close to the proposed surf park.

I strongly oppose the Snug Harbor Surf Park proposed location at 3100 Irvine Avenue in Newport Beach due to negative environmental impact as follows:

-Increased vehicle and bicycle/e-bike traffic on the already extremely dangerous and accident-filled Irvine Avenue. Many using the surf park will be on bikes and young, somewhat inexperienced drivers/riders. Unsafe Irvine Avenue, with high-speed driving and curved roadway is the only route to that location.

-We have beautiful beaches for surfing, with public access, on our 840-mile-long California coast. These are excellent places for surfing the natural environment.

-The proposed surf park is 5.5 miles from the beach. There are excellent places for surfing in the natural environment.

-The proposed surf park is 5.5 miles from the beach. There is no reason to have a surf park next door to the beach.

Please represent your constituents and ensure your fellow council members do so as well with a NO vote on the proposed surf park.

Sincerely,

Catherine Lee
949-903-4343

"And now remain faith, hope, love, these three; but the greatest of these is love." 1 Corinthians 14:13

From: [Perez, Joselyn](#)
To: [Caroline Colesworthy](#)
Subject: RE: Surf Park
Date: November 19, 2024 10:28:00 AM
Attachments: [image001.png](#)

Hi Caroline,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Caroline Colesworthy <carolinecolesworthy@gmail.com>
Sent: November 13, 2024 9:27 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park

A surf Park will be loud and disruptive to the Back Bay, which is used for quiet walking, biking and wildlife. We need housing. Please. We need affordable housing.
Thank you.

Caroline Colesworthy, Broker/ Owner
Colesworthy Real Estate Services
949-892-0103
BRE# 01845440
Work is love in action.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential

From: [Perez, Joselyn](#)
To: [Steven Rivera](#)
Subject: RE: Surf Park
Date: November 19, 2024 10:29:00 AM

Hi Steven.

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Steven Rivera <runningrivera1@icloud.com>
Sent: November 13, 2024 10:47 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

I am against the proposal. I live on Kline Drive directly adjacent to current golf course. The clientele of the golf course is respectful and quiet. The amount of noise and increase in people and traffic that a surf park will bring is unwelcome,

Steven Lau-Rivera
20121 Kline Dr.
Newport Beach.

Sent from my iPhone

From: [Perez, Joselyn](#)
To: [B Faust](#)
Subject: RE: Newport Beach Surf Park
Date: November 19, 2024 10:30:00 AM
Attachments: [image001.png](#)

Hi Brian,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: B Faust <faustb32@gmail.com>
Sent: November 14, 2024 9:38 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Newport Beach Surf Park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello,

The idea of a “Surf Park” in Newport Beach is one of the Worst Ideas to ever be considered by the city and its current elected officials! Looks like someone has a “Special Interest Friend” in our local politics?

Just the idea of bringing more traffic into that area, and pushing local residents to use side streets more, which are already impacted is of major concern and should be considered a reduction in the quality of life for the cities residents.

As being a 59 year resident we “Residents” already have LOST much of what “Newport Beach” really was! Newport Coast (Coastal Irvine), Paid Parking Everywhere, Corporate Interests over Citizens Interest's, Allowing “MegaChurch” development in residential areas, no need to go on.

I say a **“BIG NO”** to this Joke of an Idea!

Thank You,

Brian Faust
Cliff Haven Area Resident
949-910-2330

From: [Perez, Joselyn](#)
To: [Ashley Cleary](#)
Subject: RE: Proposed Snug Harbor Surf Park
Date: November 19, 2024 10:31:00 AM
Attachments: [image001.png](#)

Hi Ashley,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Ashley Cleary <acleary2727@gmail.com>
Sent: November 14, 2024 9:53 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Proposed Snug Harbor Surf Park

Joselyn Perez, Newport Beach Senior Planner
City of Newport Beach Community Development Department
100 Civic Center Drive
Newport Beach, CA 92660

Via Email: JPerez@newportbeachca.gov

Re: Proposed Snug Harbor Surf Park

Dear Joselyn Perez,

I am writing to express my strong support for the proposed Snug Harbor Surf Park at the Newport Beach Golf Course. This project presents a valuable opportunity to add a distinctive recreational facility to our community, offering unique amenities that will appeal to both residents and visitors while providing economic and social benefits to Newport Beach.

The Snug Harbor Surf Park would offer a one-of-a-kind surf lagoon, bringing together surfers, families, and outdoor enthusiasts and adding to the city's existing recreational attractions. By creating a dedicated space for surfing, the park would encourage a healthy, active lifestyle and foster community engagement. With its distinctive design, the park has the potential to become a new landmark in Newport Beach, drawing in both local and regional visitors eager to experience this novel facility.

The economic benefits of the Snug Harbor Surf Park are significant, with potential boosts to local tourism and businesses, as well as job creation both during construction and through the facility's ongoing operations. Additionally, as a year-round attraction, this park could provide a steady stream of economic activity, particularly valuable during off-peak tourist seasons, ensuring consistent support for local businesses and contributing to Newport Beach's revenue base.

Additionally, Snug Harbor Surf Park could serve as an exciting venue for community events, surf competitions, and family-friendly activities. By creating spaces for public gatherings, Snug Harbor Surf Park would further strengthen community bonds and provide additional recreational options, making Newport Beach an even more attractive place to live and visit.

I recognize that residents may have differing perspectives on this project, and I appreciate the City's efforts to provide a space for open dialogue that includes all voices. This project has the potential to become a model for recreational development, positioning Newport Beach as a forward-thinking leader in community responsibility. I encourage the City to continue engaging in transparent communication with residents and stakeholders throughout the project's development. By fostering ongoing dialogue, we can ensure that Snug Harbor Surf Park evolves in alignment with the community's needs and values, enhancing trust and strengthening long-term partnerships.

While the benefits are promising, I appreciate the City's leadership in conducting a comprehensive Environmental Impact Report (EIR) and commend Newport Beach's commitment to carefully balancing recreational development with environmental stewardship, which will ensure that key considerations such as community accessibility, traffic, public safety, and environmental impact are thoroughly addressed and ensure that Snug Harbor Surf Park integrates harmoniously with the community. This careful evaluation will help balance community needs with the project's goals, ensuring that Snug Harbor Surf Park aligns with Newport Beach's values.

Thank you for your thoughtful consideration of this project and for your commitment to creating a balanced approach that preserves Newport Beach's character while bringing new opportunities to our community. I look forward to seeing how Snug Harbor Surf Park can positively impact Newport Beach and add lasting value to our city.

Sincerely,

Ashley Cleary

From: [Perez, Joselyn](#)
To: [Jeannine Vandertoll](#)
Subject: RE: Surf Park
Date: November 19, 2024 10:31:00 AM

Hi Jeannine,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Jeannine Vandertoll <jagerjv@aol.com>
Sent: November 14, 2024 10:03 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello,

I believe a surf park is not a good idea for Newport Beach. common sense tells me that drive a little further and you can surf for real without causing traffic, more congestion. have you ever come off the 73 freeway south to turn right on Irvine Avenue? That's a crazy enough to get to that right lane.

Thanks

Jeannine Vandertoll

Sent from my iPhone

From: [Perez, Joselyn](#)
To: [Peter Jacks](#)
Subject: RE: Opposition to Snug Harbor Surf Park
Date: November 19, 2024 10:32:00 AM
Attachments: [image001.png](#)

Hello Peter,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Peter Jacks <peter.jacks13@gmail.com>
Sent: November 14, 2024 1:37 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Opposition to Snug Harbor Surf Park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello -

I'm writing to express concern with surf park development and desire to keep Newport Beach golf course around and in operation.

My concern primarily revolves around the never-ending construction in Newport Beach, traffic, congestion and the general feel of the area.

I moved to CDM when I was 15 to the flower streets. At that time the majority of the

surrounding houses were adorable, historic cottages. In the following fifteen years or so virtually every cottage was replaced by 3-story modern fishbowls.

For this example, I would consider Newport Beach golf course (which is where I learned to play, hit my first golf balls and developed a lifelong love for the sport) as one of those cottages and the surf park a modern black and white farmhouse. Newport GC may have its faults and isn't the prettiest or best facility on the planet but it has charm. It's also an affordable option for junior golfers or those who may not be able to afford to send their kids to a country club.

In short, this project should not be approved for three reasons:

1. There is a FREE OCEAN with waves less than 5 miles away
2. Construction would be never ending and disruptive. Also concerned about resource allocation.
3. Newport is at risk of losing its charm. Newport Beach golf course is one of those hidden treasures that doesn't break the bank and provide a lifetime of memories and fun for friends and family.

Thank you for your consideration,
Peter

From: [Perez, Joselyn](#)
To: [John Saroyan](#)
Subject: RE: Surf Park Project Objection
Date: November 19, 2024 10:35:00 AM
Attachments: [image001.png](#)

Hi John,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: John Saroyan <jrsaroyan@gmail.com>
Sent: November 14, 2024 4:06 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Park Project Objection

John R Saroyan
2306 Francisco Dr
Newport Beach, CA 92660
JRSaroyan
November 14, 2024

Senior Planner Joselyn Perez

Newport Beach CA 92660

Subject: Opposition to Proposed Surf Park Project Near Newport Beach Golf Course

Dear Senior Planner Joselyn Perez,

I am writing as a resident of Newport Beach in the back bay area to express my strong opposition to the proposed surf park project less than two miles from the ocean. While I appreciate efforts to expand recreational options, I believe this project is both redundant and damaging to our community. I am particularly concerned about its impact on our local golf course, a cherished green space for residents of all ages and a valuable contributor to our city's

recreational landscape. As the only affordable golf course in the area it would be a travesty to lose half of its holes.

Firstly, given our proximity to the actual ocean, a surf park seems unnecessary and misaligned with our area's natural resources. The ocean offers authentic surf experiences, contributing not only to local tourism but also to the character of our coastal community. Constructing a synthetic surf park risks undermining this natural attraction by prioritizing an artificial alternative where genuine coastal access already exists.

Secondly, the proposed surf park site is currently home to our beloved golf course, which provides open space, natural beauty, and recreational opportunities that are enjoyed by a wide demographic. Green spaces like these are increasingly rare and crucial for environmental health, supporting biodiversity, reducing urban heat, and improving air quality. Replacing this valuable area with a high-demand facility would lead to increased water usage, energy consumption, and noise pollution, disrupting the environment and potentially affecting surrounding neighborhoods.

Finally, there are significant concerns regarding traffic congestion, noise, and strain on local infrastructure. A surf park of this magnitude would attract large crowds, adding pressure to our already stretched roadways and community resources. The golf course, in contrast, offers a low-impact recreational option that aligns well with our city's infrastructure and enhances community well-being without burdening local systems.

For these reasons, I urge you to reconsider this proposal in favor of preserving our golf course and supporting projects that honor our city's coastal identity and natural resources. I am confident that there are more suitable alternatives that would better align with the interests and values of our community.

Thank you for your time and consideration of this matter.

Sincerely,
John Richard Saroyan

Commissioner of the Matsters which has been running since 2019 and has been held at newport beach golf course since we started

<https://thematsters.net/>

From: [Perez, Joselyn](#)
To: [rachel.rooney](#)
Subject: RE: Snug Harbor Surf Park
Date: November 19, 2024 10:36:00 AM
Attachments: [image001.png](#)

Hi Rachelle,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: rachel.rooney <shellyrooney64@yahoo.com>
Sent: November 14, 2024 5:25 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Fw: Snug Harbor Surf Park

----- Forwarded Message -----

From: rachel.rooney <shellyrooney64@yahoo.com>
To: JPerez@newportbeach.gov <jperez@newportbeach.gov>
Sent: Thursday, November 14, 2024 at 05:23:00 PM PST
Subject: Fw: Snug Harbor Surf Park

----- Forwarded Message -----

From: rachel.rooney <shellyrooney64@yahoo.com>
To: JPerez@cityofnewportbeach.gov <jperez@cityofnewportbeach.gov>
Sent: Wednesday, November 13, 2024 at 06:01:41 PM PST
Subject: Snug Harbor Surf Park

As a residence of Anniversary Lane which will border the surf park. I vehemently oppose the addition of the surf park on the Newport Beach public golf course.

Rachelle Rooney
2301 Anniversary Lane
Newport Beach, California 92660

From: [Perez, Joselyn](#)
To: [Nick Kelly](#)
Subject: RE: Snug harbor wave pool
Date: November 19, 2024 10:36:00 AM

Hi Nick,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Nick Kelly <nick.kelly1984@gmail.com>
Sent: November 14, 2024 6:54 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Snug harbor wave pool

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

This needs to happen please.

Thank you,

Nick Kelly
East side Costa Mesa resident

Sent from my iPad

From: [Perez, Joselyn](#)
To: [Kaelan Sizemore](#)
Subject: RE: Surf lagoon development public feedback
Date: November 19, 2024 10:38:00 AM
Attachments: [image001.png](#)

Hi Kaelan,

Thank you for your email. I have saved your comment so it will be included in the project file. I share all of the emails I receive with the Applicant/developer as well.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Kaelan Sizemore <alisokaelan@yahoo.com>
Sent: November 14, 2024 10:42 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf lagoon development public feedback

To whom this may concern,

My name is Kaelan Sizemore and I am a surfer from San Clemente California. I recently saw an online article featured on patch.com that said that the city of Newport Beach was looking for residents to give input on the proposed surf lagoon development project. I've done consulting work on number of beach development projects and I thought I would take the time to give my opinion on this subject. I've been a surfer for over 20 years and have enthusiastically followed the subject of wave pools since the first wave garden video released in the 2010s. I've even experimented with making my own manmade waves. To be honest I'm not very satisfied with the current standard of wave pools being offered.

The way I see it there are basically three types of wave pools in the current market. You have the wave garden and american wave machine pools which have a high degree of variability in wave shape in a small area. These pools are good, but lack length of ride. They could be much better quality if they utilized positive interference to cross up wave energy from multiple directions. It would create bigger more powerful waves for not very much of an energy increase. I personally compare this

type of pool to the foam pits that skateboarders and motorbike athletes started using in their training in the 2000s. It has the potential to radically change the sport of surfing by creating consistently shaped waves perfect for learning aerial surfing maneuvers. Any talk with these wave pool companies should consider having them design their wave pools more in line with what I am suggesting for the best results.

The second type of wave pool is the surf lakes which has a central plunger which generates waves in a concentric ring of energy which moves away from the central plunger. This is personally one of my favorite wave pool designs. I recently had the opportunity to have a long conversation with the owner of this company and I believe he's one of the best in the business in his understanding of the potential of wave pools. His main selling points are that his wave pool is the most cost effective both in the amount of energy used to generate waves and in the ability to have more surfers riding the wave thus reducing cost to consumers.

The third type of wave pool is the kelly slater wave pool which has sort of set the standard in high quality length of ride well suited to competitive surfing. If you follow the technology though this wave pool is actually something of a knockoff of weber wave pools which offers the potential for an infinitely long wave.

Of these wave pools I honestly believe that the two best wave pools are the surf lakes and weber wave pools design. Both of these wave pools have different selling points and both offer the potential for world class waves. One commonality that these wave pool designs share is that because the wave is generated from the center of the pool it frees up the space surrounding the wave pool for various architectural landscape designs. In a crowded and expensive real estate area like Newport Beach that should be a major factor when choosing a wave pool. One reason I feel gives surf lakes an advantage is the potential for doing new kinds of surf contest with a doubles team format. Similar to how we have single and doubles tennis. The other reason is that since Newport has a large population of local surfers and many surfers who travel to the beach there because it sits at the intersection of major freeways it would be nice to have a wave pool that can cater to the high demand for an affordable local wave pool. Third reason is that although I believe that wave pools have the potential to help surfing progress as a sport I don't believe in the proliferation of wave pools. California already has a kelly slater wave pool and two pneumatic wave pools so getting a surf lakes wave pool would complete the collection of various wave pools. If it hasn't already been brought to your attention I think that the potential to run the 2028 summer Olympics surfing contest in a wave pool is quite likely. Rather than building a wave pool in Los Angeles just for the Olympics it would be nice to build a wave pool that has financial viability and good potential for continued use by the public after the Olympics finishes. So Newport Beach would be a great potential location for that.

The last thing I would like to mention is that of the wave pool companies surf lakes is the only one located in orange county. The owner of surf lakes is also a surfer himself. Having talked to him about most of what I have discussed in this email and a whole lot more I feel that he brings a unique perspective to the wave pool industry. He can basically customize the surf lakes wave pool to fit into a variety of different kind of natural environments. I'm sure if you talk to the surf lakes company you will

be very satisfied with the quality of their products and its suitability for your prospective Newport Beach location.

If you have any questions feel free to get in contact with me. I will hopefully try to attend the city hall meeting next week and I look forward to hearing more about the project.

Sincerely,
Kaelan Sizemore

From: [Perez, Joselyn](#)
To: [Katerina Kurteeva](#)
Subject: RE: Please keep Newport Beach public golf course, why build surf lagoon next to a real ocean?
Date: November 19, 2024 10:38:00 AM

Hi Katerina,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Katerina Kurteeva <beliykatenok@gmail.com>
Sent: November 14, 2024 11:07 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Please keep Newport Beach public golf course, why build surf lagoon next to a real ocean?

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Newport Beach Public Golf course is one of the last few affordable places in Newport Beach that allows kids and parents to play golf without breaking a bank. It's an established community that fosters golf for juniors, hosts multiple events for adults and kids as part of Southern California PGA. The course is close to residential areas and has convenient freeway access. It has a restaurant and many local teens work the course.

When I heard a surf lagoon was proposed I could not understand that rationale for creating such an artificial entertainment venue when you can drive a mile to the real ocean coastline and catch a real wave!!!!

Repurposing NB Public golf course is part of gentrification that would displace the residents looking for affordable leisure and only create a space for high end retail. That was the fate of fashion island, 15 years ago there a choo Choo train and families would flock to the Fashion Island Shopping center with many affordable stores filled with customers. Now no more train for kids and only boutique stores that are empty most of the time.

Please preserve the natural beauty of California landscape and stop building artificial unnecessary venues. I am appalled that in a state that is razor focused on water conservation, an articulate lagoon is to be built. Where is that water coming from???? How will it be maintained? We have miles of real beach out there? Sure lagoon in Palm Springs makes sense; but not in Newport Beach. Stop this development project.

Katerina Kurteeva
Sent from my iPhone

From: [Perez, Joselyn](#)
To: [Garrett Bland](#)
Subject: RE: Snug Harbor Surf Park
Date: November 19, 2024 10:40:00 AM

Hi Garrett,

Thank you for your email. I want to clarify that there is no affordable housing proposed as part of the project. However I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Garrett Bland <gbland1986@gmail.com>
Sent: November 15, 2024 5:58 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Snug Harbor Surf Park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

What a great idea for the community!!! And affordable housing too...everyone wins on this one. These developments have been great in other communities around the country and the world and will be even greater in Newport.

Thank you,

Garrett Bland
125 E Bay Front
NB, CA 92662
Sent from my iPhone

From: [Perez, Joselyn](#)
To: [Sara White](#)
Cc: [Andy White](#)
Subject: RE: Wave pool
Date: November 19, 2024 10:41:00 AM

Hello to you both, Sara and Andy,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Sara White <sarawhite5@mac.com>
Sent: November 15, 2024 9:38 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Cc: Andy White <andy@filejet.com>
Subject: Wave pool

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

To whom it may concern,

As longtime residents of Newport Beach, we are so excited that a wave pool is proposed for a portion of the golf course off of Irvine Avenue. This will not only be a physical attraction for the city, but will also attract surf pros and amateurs around the world. The wave pool will allow surfers of all ages and abilities to expand their skills and advance the sport as a whole through tournaments, guest appearances, and promotion of the surf culture. Ocean waves are fickle—the swell, wind, and conditions have to be just right to surf. This wave pool allows for consistent access year round, which is integral to the advancement of the sport. Building a wave pool in Newport Beach will further invigorate the surf industry—apparel, board shapers, even interior designers, etc—and widen their appeal and customer base. We are looking forward to seeing this area of the city become better utilized and refreshed, while also appealing to youth and active adults—or even those who just want to be a part of a growing, technologically advanced industry and rich beach culture. We need this!

Thank you,
Sara and Andy White

From: [Perez, Joselyn](#)
To: [Colleen Nelson](#)
Subject: RE: proposed surf park
Date: November 19, 2024 10:41:00 AM
Attachments: [image001.png](#)

Hello Colleen,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Colleen Nelson <colleennelson34@gmail.com>
Sent: November 15, 2024 11:05 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: proposed surf park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

I just read the city of Newport Beach is considering placing a surf lagoon/activity center and hotel on the grounds of the municipal golf course at Irvine and Mesa Drive. I grew up in Newport, held property there for many years, am still an OC resident, and am in Newport at least once or twice a week. I consider myself a local.

A surf lagoon? When real live surfing along one of the best stretches of beach in California is available just 15 minute from the proposed site? Adding a 45 foot tall building in an area that already has several hotels and has a generally low building profile, directly under the airport take off path? Increasing traffic at a busy intersection where John Wayne Airport meets the 73 freeway?

I could see value in some sort of outdoor recreation space since the parcel is already a

golf course. But importing tons of water for an activity where you have all the free water you could ever want a few miles west, urbanizing one of the few pockets of the Newport Mesa region that isn't overbuilt, does not feel like a project that makes sense for the area.

Thanks for reading,

Colleen Nelson
North Tustin, CA

From: [Perez, Joselyn](#)
To: [Janice Carsten](#)
Subject: RE: Snug Harbor Surf Project
Date: November 19, 2024 10:45:00 AM
Attachments: [image001.png](#)

Hi Jan,

Thank you for your email.

I want to clarify that the City of Newport Beach is not financing the project. The application has been filed by a private entity that is paying for the environmental review and would be paying for the cost of developing the project. However I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Janice Carsten <janice@jcarsten.com>
Sent: November 15, 2024 1:57 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: FW: Snug Harbor Surf Project
Importance: High

Are you kidding me??!! Using city funds to build a Surf project in Newport Beach?? For those who want to surf, Newport Beach and surrounding beach communities have miles of perfect and natural places to surf. The Pacific Ocean is only a mile or two away from the proposed surf project. This is the most frivolous, unnecessary and waste of hard working tax payer funds ever! The City of Newport Beach has already used tax payer funds for other recent useless projects - Witte Theatre and Aquatic center, to name a couple.

Please pass these comments onto the City Council and strongly request that they do NOT vote in favor of this insane Snug Harbor Surf project .

Thanks you,

From: [Perez, Joselyn](#)
To: [melissa mcleod](#)
Subject: RE: Surf park
Date: November 19, 2024 10:46:00 AM

Hi Melissa,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: melissa mcleod <melissalmcleod@yahoo.com>
Sent: November 15, 2024 3:25 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Absolutely not !!! We have an ocean for that !! Completely against this silly idea !! Keep it a golf course or if you must add a few condos . But no surf park ..
Sent from my iPhone

From: [Perez, Joselyn](#)
To: [Kris Mitchell](#)
Subject: RE: Proposed surf village on Irvine Boulevard
Date: November 19, 2024 10:47:00 AM
Attachments: [image001.png](#)

Hi Kristi,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Kris Mitchell <krismitchell4458@gmail.com>
Sent: November 15, 2024 7:17 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Proposed surf village on Irvine Boulevard

Hi, my name is Kristi Mitchell. I live about six blocks from the golf course that is going to make some changes. I am highly against a dense community of homes and I'm also against a surf park. It will environmentally impact our community and our neighborhood. How loud is the wave machine? I heard that it could produce 1000 waves an hour? Please keep our city green and safe. I think this is a horrible idea and I vote no on this project.

Thank you,
Kristi Mitchell
2532 Back Bay Loop

November 16, 2024

Re: Proposed Surf Park/Lagoon Development | Snug Harbor Surf Park
3100 Irvine Ave.

To whom it may concern:

Environmental concerns to be addressed:

Noise: What are the hours of operation?
What is the maximum noise level for the park?
Special event music and or loud speakers, maximum noise level and how late?
How many special events per month allowed? Per year? Maximum?

Traffic: Special event traffic congestion?
Special event traffic redirect for any reason?

Parking: How many cars?
During special events, remote parking with shuttles?

Bleachers: Seating for how many?

Other concerns to be addressed:

Why remove an important, classic asset to Newport Beach and replace it with a trend in sports that can be accommodated in other locations?

The existing golf course driving range to be removed is one of the last, possibly the only affordable entry point to the game of golf in Newport Beach.

At one time or another, most Newport Beach golfers started the game or practiced the sport at this course.

Golf is already an elitist sport. Without accessibility to affordable golf ranges in Newport Beach, the possibility of new golf talent with less access will be diminished.

There are only so many square acres of land for a public golf course in Newport Beach. Why take away a large portion of this course and replace it with a faux surf spot? Other than money, this doesn't make sense for most Newport Beach residents.

Thank you for considering my concerns.

Sincerely,

Janet Rosener
949 274 1949

Resident during home remodel/construction:
1561 Mesa Drive, Newport Beach, CA 92660

Homeowner and Resident:
2657 Riverside Drive
Costa Mesa, CA 92627

From: [Perez, Joselyn](#)
To: [Teena Spindler](#)
Subject: RE: Snug harbor surf park
Date: November 19, 2024 10:47:00 AM
Attachments: [image001.png](#)

Hi Teena,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Teena Spindler <teena.spindler@gmail.com>
Sent: November 16, 2024 8:16 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Snug harbor surf park

Please do not approve this project. Traffic is already already a nightmare in this area. The surrounding area is a residential neighborhood. Granted, it's Costa Mesa but Newport Beach should not be making decisions which impact the daily lives of the people who live adjacent. Are you including Costa Mesa officials and residents in this process? This neighborhood is home to many families and their safety and quality of life will be very negatively impacted. What's needed in this area is more housing not a traffic generating irresponsible use of potable water in a state that has a shortage of water. If people want to surf, go to the beach.

From: [Perez, Joselyn](#)
To: [Scott Wellwood](#)
Subject: RE: Proposed surf park
Date: November 19, 2024 10:49:00 AM
Attachments: [image001.png](#)

Hi Scott,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Scott Wellwood <sdwellwood@gmail.com>
Sent: November 16, 2024 11:07 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Proposed surf park

Ms. Perez,

I am writing to you to express my concerns about the proposed conversion of a portion of the Newport Beach Golf Course to a man-made surf park. The golf course has been a valuable part of the community and extremely valuable to those trying to learn the game and those without the resources to frequent more expensive facilities which are also being impacted by urbanization and development. (Please see the article below penned by the SCGA (Southern California Golf Association) that addresses this emerging issue.

[Is there a golf course shortage?](#)

We worry about climate change, the ozone layer, etc., yet we are repeatedly reducing the available green space in our communities that are the source of photosynthesis that is essential to maintaining the balance of our environment. Once this land is developed and the vegetation removed, there is no going back.

I'm also perplexed by the location of the proposed surf park. Southern California is world renowned for its **natural** surfing opportunities. Just a few minutes away from the proposed location is some of the nations' best beaches for surfing. They are clean, safe, and other than parking, free for anyone to use year-round. I can see the draw for an artificial wave facility in areas of the country that are far from the coast, but it seems completely illogical to remove the green space and recreational benefits for what appears to be for the main benefit of developers, intent on making a profit. This is short sighted and cannot be rolled back once it's done.

I urge you to take these elements into consideration when evaluating this project. Southern California is one of the most beautiful places in America and the open green spaces of golf courses are unique in that they maintain that beauty, protect our environment, AND provide recreational opportunities for thousands of your residents.

Thank you, I appreciate your time and attention to this important issue.

Best,

Scott

Scott Wellwood

From: [Perez, Joselyn](#)
To: h2ocath2004@yahoo.com
Subject: RE: Newport Beach Golf Course
Date: November 19, 2024 10:53:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Catherine,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Rodriguez, Clarivel <CRodriguez@newportbeachca.gov>
Sent: November 18, 2024 2:59 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: FW: Newport Beach Golf Course

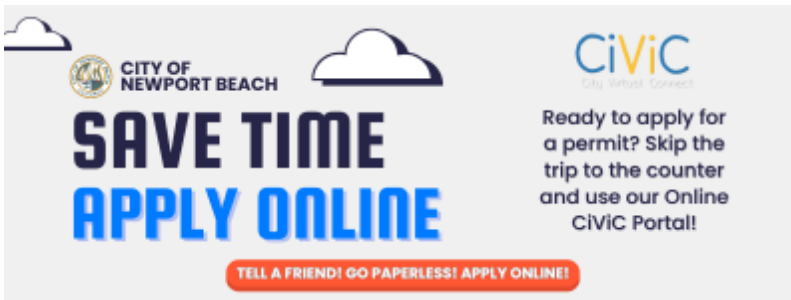
Hi Joselyn,

Here is a public comment for you.

Thank you,



Clarivel Rodriguez
Assistant to the Community Development Director
Community Development Department
Office: 949-644-3232
100 Civic Center Drive
Newport Beach, CA 92660



From: Catherine <h2ocath2004@yahoo.com>

Sent: November 17, 2024 1:28 PM

To: Planning Commission <planningcommission@newportbeachca.gov>

Subject: Newport Beach Golf Course

In am one of your constituents. I am a longtime resident of Newport Beach. I do not agree with converting the Newport Beach Golf Course to a surf pool. The beach is very close. My family both surfs and plays golf at this golf course. Changing the golf course would be a travesty. You would bring unnecessary traffic to the area, causing more traffic on Irvine Avenue. I'm sure if you polled Newport, you would find that people of Newport Beach do not want the golf course replaced. I'm a voter, a resident, a constituent. My vote is NO. I do not want the golf course to be replaced!

Thank you,

Catherine Lee
949-903-4343

***“And now remain faith, hope, love, these three; but the greatest of these is love.” 1
Corinthians 14:13***

From: [Perez, Joselyn](#)
To: [Edward Crockett](#)
Subject: RE: Surf Ranch
Date: November 19, 2024 10:51:00 AM

Hi Randall,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Edward Crockett <randall.crockett@icloud.com>
Sent: November 17, 2024 6:33 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Ranch

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

I think this is a terrible idea, not only are you taking an extremely healthy and social aspect of the community away, but, this actually hurts a lot of people who cannot afford to join the private clubs around town and will increase the cost of the rest of the public options. The surf ranch is a ridiculous idea with the literal beach less than 4 miles away, please help stop the corporate take over of everything we all know and love.

Randall Crockett
949-212-3260

From: [Perez, Joselyn](#)
To: [Robars](#)
Subject: RE: surf farm
Date: November 19, 2024 10:50:00 AM
Attachments: [image001.png](#)

Hi Allison,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Robars <robar4@sbcglobal.net>
Sent: November 17, 2024 1:56 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: surf farm

To whom it may concern,

I am against the surf farm project. I would really hope it stays as the existing restaurant, range, and golf course. It really is a community spot right now. Busy every day!! We can walk there and love it!

Kindly,
Allison Robar

From: [Perez, Joselyn](#)
To: [NikiParker](#)
Cc: [Roy Glauthier](#)
Subject: RE: Snug Harbor proposal for Newport Beach Public Golf Course
Date: November 19, 2024 10:50:00 AM
Attachments: [image001.png](#)

Hi Niki,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: NikiParker <nikiparker@aol.com>
Sent: November 17, 2024 2:29 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Cc: Roy Glauthier <rglauthier@aol.com>
Subject: Snug Harbor proposal for Newport Beach Public Golf Course

I am commenting on this proposal and am in opposition for the following reasons:

1. Additional traffic on Irvine Ave. - already heavily traveled
2. Reduced size of the golf course, eliminating the driving range - not fair to the golf aficionados
3. Waste of water, a terrible use as we all try to conserve - is this the correct message Newport Beach wants to support?
4. Unnecessary hotel space - many affordable rooms nearby on Bristol
5. A surf park just a few miles from the ocean - there is great surfing off the coast, this is not needed.

Thank you.

Niki Parker

From: [Perez, Joselyn](#)
To: [Sandy Sewell](#)
Subject: RE: Surf park
Date: November 19, 2024 10:51:00 AM

Hi Sandy,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Sandy Sewell <ryansandy2@comcast.net>
Sent: November 18, 2024 9:59 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

What an amazing idea! This seems like the kind of thing that really brings a community together!

Sandy Sewell
Sent from my iPhone

From: [Perez, Joselyn](#)
To: [Mindy Adamson](#)
Subject: RE: Golf course
Date: November 19, 2024 10:52:00 AM

Hi Mindy,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Mindy Adamson <adamsonfam@aol.com>
Sent: November 18, 2024 12:27 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Golf course

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

I am writing to tell you I support keeping the Newport Beach Public Course. Newport Beach is very expensive, and having an affordable public course it's important for teenagers, young adults, and beginners wanting to learn the sport. The driving range is always crowded and an affordable outing for individuals or the whole family. We have and continue to enjoy it with our now grown kids. It's a great, convenient location. A new, large surf facility and hotel rooms would be an eyesore.

We do not need a surf park. Visitors can learn to surf in the ocean, 3 miles away. This would truly be a silly investment. Seems like it belongs inland on more open land...not crowding it into our already crowded city. Thank you for your consideration.

-Mindy Adamson
Corona Del Mar resident

From: [Perez, Joselyn](#)
To: [Andrew Betz](#)
Subject: RE: Support for Wave Park
Date: November 19, 2024 10:49:00 AM

Hi Andrew,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Andrew Betz <andrew.betz@gmail.com>
Sent: November 17, 2024 10:18 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Support for Wave Park

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello,

I am writing to let you know that I support the repurposing of the Newport Beach golf course to a wave park. It will do so many good things for our community:

- Support high end tourism, people already travel to enjoy NB's natural waves. With these consistent waves there will be much more \$ spent by tourists in Newport
- It is good for locals, whether young or old, surfer or not. This will become a amenity of the community.
- it also supports an industry that has long been inportant to SoCal and Newport, the surf industry.

My wife, our three kids and I are all residents of Newport and are very excited for the wave park to open up.

Thank you

Andrew Betz

From: [Peggy Rose](#)
To: [Sharon MacDougall](#)
Cc: [Perez, Joselyn](#); [MayorWillONeill@gmail.com](#); [Lauren Kleiman](#); [Sandy MacDougall \(sandy@mortgagevintage.com\)](#)
Subject: Re: Public input regarding proposed Snug Harbor Surf Park before 11/20 City Council Meeting tomorrow
Date: November 20, 2024 9:37:01 AM
Attachments: [image002.png](#)
[image003.png](#)

I second all of the above! I honestly thought it was a joke when I first heard this proposal.

Thank you for your dedicated leadership.

Peggy Rose
(949) 422-7622

On Tue, Nov 19, 2024 at 5:21 PM Sharon MacDougall <sharon@friendsnfamily.com> wrote:

Hi City Councilmembers Lauren & Will,

Thank you for your continued wise leadership, and service to our Newport Beach community. Sandy and I want to provide input on the proposed Snug Harbor Surf Park at 3100 Irvine Avenue. Newport Beach is home to extraordinary surf along its prestigious coastline. Bearing that in mind, is it self-evident this business venture will fail, as most surf athletes prefer the ocean verses an artificial experience? Have the developers performed sufficient market research to confirm there is demand for this surf amusement park? Second, there are very few public golf courses in Newport Beach to provide healthy enjoyment of this traditional, timeless sport to those residents who cannot afford a country club membership. Is it wise to take this beloved recreational opportunity away from them? Third, golf courses protect about 75 acres of land from development and generate photosynthesis, aiding in the reduction of carbon emissions caused by the jet path above near the airport. Does the environmental impact report reflect which land use optimally protects the air quality in Newport Beach?

For these three reasons, the MacDougalls vote NO on Snug Harbor Surf Park.

We appreciate your consideration of these comments as you meet with City Council tomorrow to discuss the feasibility of this surf amusement park in Newport Beach.

Respectfully,

Sharon MacDougall
Chief Domestic Officer
714-343-8084
sharon@friendsnfamily.com

Public Urged To Give Feedback For Proposed Surf Park In Newport Beach

The City of Newport Beach is carrying out an Environmental Impact Study for a proposed surf park and residents were urged to provide input.



[Miranda Ceja](#), Patch Staff

Posted Mon, Nov 11, 2024 at 2:59 pm PT



Newport Beach residents were urged to give input on the scope of an upcoming Environmental Impact Report for a proposed surf lagoon development at 3100 Irvine Ave., within a portion of the Newport Beach Golf Course. (City of Newport Beach Courtesy Photo)

NEWPORT BEACH, CA — Newport Beach residents were urged to give input on the scope of an upcoming Environmental Impact Report for a proposed surf lagoon development at 3100 Irvine Ave., within a portion of the Newport Beach Golf Course.

The city released a notice of preparation for the proposed Snug Harbor Surf Park on Thursday, Nov. 7.

Now, residents can provide public input until Dec. 6. Input can be provided [by email](#) or at a public meeting on Wednesday, November 20 at 6 p.m. at the Civic Center Community Room, 100 Civic Center Dr.

Residents can find a copy of the notice preparation [available online](#).

In addition, residents can attend the Newport Beach City Council's Nov. 20 meeting to speak during public comments.

Find out what's happening in Newport Beach-Corona Del Mar with free, real-time updates from Patch.

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From: [Perez, Joselyn](#)
To: [Jeffrey Carsten](#)
Subject: RE: Snug Harbor Surf Project
Date: November 20, 2024 10:46:00 AM

Hi Jeff,

Thank you for your email. I would like to clarify that the proposed surf park is not a City sponsored project. The application was filed by a private entity that is paying the City for the cost of the environmental review and they would be paying for the cost of developing and operating the surf park. However I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Jeffrey Carsten <jeff@jcarsten.com>
Sent: November 19, 2024 8:53 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Snug Harbor Surf Project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Joselyn Perez,

I believe the Pacific Ocean is about one mile west of this planned Surf Park. I would like to know why a Surf Park would be even thought of in Newport Beach, with miles of existing free surf at our beautiful beaches. What about all the businesses that depend on people coming to the Beach to enjoy and surf. This is a complete waste of tax payer money. Projects like this one makes the tax paying residents of Newport Beach feel that the city is charging us more than necessary in taxes and for city services; and have an excess of funds left over to spend on frivolous projects, like the Aquatic Center, Witte Theater Center and the over-built City Hall.

A surf Park may make sense in land-locked areas - Las Vegas, etc., but this Snug Harbor Surf project has no place in our city. Please ask the City Council to vote NO on this ridiculous!

Thank you,
Jeff Carsten

From: [Perez, Joselyn](#)
To: [Marc DiDomenico](#)
Subject: RE: Newport Golf Course
Date: November 20, 2024 10:28:00 AM

Hi Marc,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Marc DiDomenico <Marc@wmswealth.com>
Sent: November 20, 2024 9:46 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Newport Golf Course

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hello!

Growing up here and playing the course over the years and being on it during 9/11(so weird when the planes stopped) hearing you'd contemplate a pool as replacement? I can't think of a worse idea . I'm a lifetime surfer and can only imagine the element that it would attract. Not to mention even more traffic on Irvine Blvd that is now gridlocked every afternoon. It's like when they put the water slides in Tewinkle Park.... (Look that one up.)

Hopefully this can be rethought.

Marc

Sent from my iPhone

--

| Message secured by EntrustedMail® using a high cipher TLS. |



P.O. Box 54132
Irvine, CA 92619-4132

California Cultural Resource Preservation Alliance, Inc.
An alliance of American Indian and scientific communities working for
the preservation of archaeological sites and other cultural resources.

November 20, 2024

Joselyn Perez, Senior Planner
City of Newport Beach

Via Email

Re: Notice of Preparation and Scoping Meeting for the Snug Harbor Surf Park Project Environmental Impact Report

Dear Ms. Perez:

Thank you for the opportunity to comment on the Snug Harbor Surf Park Project. Prior to European contact the Newport Beach coast and Back Bay were densely populated by ancestors of the Juaneño/Acjachemen and there is the potential for the presence of buried archaeological resources beneath the Newport Beach Golf Course.

Based on this potential, a literature and records search conducted by a qualified archaeologist at the South Central Coastal Information Center is a necessary first step in the environmental assessment process. If the project area has not been subjected to an archaeological survey in the past, this should be conducted by a qualified archaeologist. If the project area was surveyed prior to the construction of the driving range, putting green, pro-shop, restaurant, parking lot, and golf course holes 1, 2 and 9, and nothing was found, a qualified archaeologist and culturally related Native American should be present during any ground disturbing activities.

Sincerely,

Patricia Martz, Ph.D.
President

From: [Perez, Joselyn](#)
To: [Roy Glauthier](#)
Subject: RE: Snug Harbor Proposal for Newport Beach Golf Course
Date: November 22, 2024 5:15:00 PM
Attachments: [image001.png](#)

Hi Roy,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312

100 Civic Center Drive
Newport Beach, CA 92660

From: Roy Glauthier <rglauthier@aol.com>
Sent: November 20, 2024 12:56 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Cc: rglauthier@aol.com
Subject: Snug Harbor Proposal for Newport Beach Golf Course

I am writing to object to the proposed Snug Harbor surfing development on property presently zoned for and occupied by the Newport Beach Golf Course. I feel this proposal should be denied by the City of Newport Beach for the following reasons:

- 1) Proposal would largely destroy the present Golf Course. According to the descriptions, the Snug Harbor development would be built on land presently occupied by the current driving range, clubhouse and several holes of the present golf course. Moving these amenities elsewhere on the remaining land would result in a much-reduced gold course and less convenient facility. This course is the only public golf course within the city and its elimination would harm hundreds of local residents who presently rely on this course to play golf locally at a reasonable cost.
- 2) Development of an artificial surf venue is a wasteful and unsustainable use of limited water resources. When water resources are already stretched and drought our constant worry, development of a facility that will require millions of gallons of water is unconscionable.
- 3) Development of a hotel facility under JWA flightpath is unsafe and unwise. The proposal includes the development of a 45-room hotel/lodging facility within the flight vector of John Wayne Airport. This plan exposes guests to the extraordinary noise levels of take-offs and landings at John Wayne as well as placing guests at this facility in possible danger should any mishap occur during takeoffs or landings.

Roy Glauthier
336 Vista Baya
Costa Mesa CA 92627
949-650-5956

From: [Carrie Berg](#)
To: [Perez, Joselyn](#)
Subject: Snug Harbor Surf Park
Date: November 22, 2024 8:09:43 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Please do not build a surf park in Newport Beach. There are beaches all around with real waves and a lot of places to sit and enjoy the great weather. We would like to keep Original Pizza and the golf course for residents to enjoy instead of making this city all about the money and tourism. If this project goes through there will be so much more traffic which will lead to accidents. Not to mention drinking alcohol and water doesn't mix. And the 20 rooms with a bed and a closet, what are those for? It would be nice to help those less fortunate, our vets and those in need of a warm place to sleep for a night rather than a place for athletes to spend the night. What athletes would come to this wave pool and sleep there anyway. This project is not good for the city or the residents and is a waste of water and will cause unneeded noise and traffic.

Thank you!

Carrie Berg

Blessings Sent from my iPhone

From: [Staci Rubin](#)
To: [Perez, Joselyn](#)
Subject: Wave Pool
Date: November 23, 2024 1:14:15 PM

To whom it may concern,

As a resident of Newport Beach and a local realtor, I am so excited that a wave pool is proposed for a portion of the golf course off Irvine Avenue and has plans to save and renovate the current course. This will not only be a physical attraction for the city but also attract surf pros and amateurs worldwide. The wave pool will allow surfers of all ages and abilities to expand their skills and advance the sport through tournaments, guest appearances, and surf culture promotion. Ocean waves are fickle—the swell, wind, and conditions must be just right to surf. This wave pool allows for consistent access year-round, which is integral to the advancement of the sport. Building a wave pool in Newport Beach will further invigorate the surf industry—apparel, board shapers, even interior designers, etc—and widen their appeal and customer base. I am looking forward to seeing this area of the city become better utilized and refreshed while also appealing to youth and active adults—or even those who want to be a part of a growing, technologically advanced industry and rich beach culture. We need this for our kids, families, and growing community! Please do not let a Costco or similar infiltrate this section of our city. This wave pool will add so much value to our community.

Best,

Staci Rubin
Agent
DRE#: 02163821
Norminton Root Group
1600 Newport Center Dr Suite 250 Newport Beach, CA 92660
m: 310.877.0580



From: [Daniel Mendoza](#)
To: [Perez, Joselyn](#)
Subject: Snug Harbor Surf Project Scoping Meeting
Date: November 23, 2024 9:36:42 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear Joselyn,

I am a Cal State Long Beach student studying environmental science and policy. I was looking to find a scoping meeting within my area to understand firsthand what a scoping meeting entails. I noticed I just missed the meeting for the Snug Harbor Surf Project this past week, and I wanted to get more information regarding the project. Can you provide me with a recording of the meeting, if possible, and the information presented that evening? It would be greatly appreciated for my studies and further understanding of a project I have coming up.

Kinda regards,

Daniel Mendoza-Rivas

From: [Perez, Joselyn](#)
To: [Jim Auster](#)
Cc: [Jurjis, Seimone](#)
Subject: RE: Scoping comments sent to email lists of Bayview/Santa Ana Heights neighborhood and NBGC golfers
Date: December 05, 2024 3:55:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Jim,

Apologies for not getting back to you sooner- I'm a little backed up on emails after the Thanksgiving break.

I recall your comments during our one-on-one meeting and also the scoping meeting, however, thank you for providing them again in writing. I remember the consultants did their best to explain the definition of speculative, from a CEQA perspective. They also acknowledged that they will be looking at your comments within that framework. I have saved your email as a response to the NOP so it can be included in the project file.

Thanks so much for your input.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: Jim Auster <jimauster@hotmail.com>
Sent: November 29, 2024 12:58 PM

To: Perez, Joselyn <JPerez@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>;
Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Scoping comments sent to email lists of Bayview/Santa Ana Heights neighborhood and NBGC golfers

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

At Surf Farm Scoping meeting last week EIR consultant and NB planners took ridiculous bs position that 690 units of Element housing on front nine and JW runway extension on back nine is "speculative" and does not have to be considered in the impact study because applications have not yet been filed on those parcels.

NBGC landowners applied to include Mesa parcel on NB Element Housing list, NB revised JW noise impact map to allow housing in 65db zone and for housing in crash zone directly under flight path, NB City Council overrode objections of Airport Land Use Commission, NB certified Element housing parcel list, and submitted that list to State for compliance with Element regulations.

OC has long term plan for JW runway extension on County owned back nine.

These are real plans and are not "speculative".

It seems EIR will have to include development impacts on adjoining parcels. If not, the next step may be a legal challenge to EIR that will at the least delay Surf application.

NBGC landowners are eliminating existing popular and profitable driving range with big high risk investment in highly speculative and unproven market for high price artificial surfing. Even if they know Surf Farm will be a losing investment their real goal is making golf course operation not viable without center parcel and rezoning Mesa parcel for no risk very high profit Element housing.

NB planners minimized and raised no issues or concerns about Surf Farm impacts. NB is basically in partnership with landowners to eliminate NBGC and build Element housing on front nine. NB has a conflict of interest, will not be impartial, objective, or working in our best interest in their review of Surf Farm application. City Council has expressed clearly at every meeting their only concern is meeting required number of Element units to avoid penalties. But the increased number of units they recently approved in Fashion Island area and Airport area will meet Element requirements without any housing on NBGC.

Surf Farm application says 15 hole golf course on 3-8 and 10-18 will continue and not be eliminated. To make that commitment real and binding we can demand EIR requires land owners to submit revised Surf application with legally binding deed restriction to

preserve golf course and block future development and housing on their Mesa parcel.

EIR representative and NB planners focused on air and water pollution and tried to avoid the long list of much more serious impacts. Until brought up in our comments there was no mention or consideration of impacts to land use, our neighborhood, loss of popular and well used public recreation, loss of green open space, loss of views of green open space from Mesa and Irvine, etc. Fake surfing is high impact, has large new structures, is completely unneeded, is private by reservation only, un-environmental, high energy wasting, etc, all contrary to NB 's hard earned public image. It will replace irreplaceable high public and family use of driving range, loss of green open space, loss of view of green open space from Mesa Dr and Irvine Ave, lower property values, lower City sales tax revenue, make embarrassing bad publicity for NB with the wild assumption that Newport Beach and Pacific Ocean surfing is inadequate to meet demand and seven acre surfing lagoon on Irvine Ave is needed and beneficial.

Ms Perez said Element housing is "speculative" because application for Coastal Commission approval of housing on that parcel has "not yet" been approved. It was dishonest to say no applications have been filed.

Please contact Coastal Commission and ask for rejection of housing and preservation of that 14 acres of wildlife habitat, recreational open space, and Back Bay access on Mesa parcel.. Also, a pump power failure will drain sewage from 690 units to the Back Bay.

SouthCoast@coastal.ca.gov (562) 590-5071

https://documents.coastal.ca.gov/assets/slr/guidance/2018/AppH_2018AdoptedSLRGuidanceUpdate.pdf

subjects for EIR comments

POTENTIAL ENVIRONMENTAL EFFECTS TO BE EVALUATED IN THE EIR: The City of Newport Beach has determined that all the standard environmental topics will be included and analyzed in the EIR for the Project. • Aesthetics • Agriculture and Forest • Air Quality • Biological Resources • Cultural Resources • Energy • Geology and Soils • Greenhouse Gas Emissions • Hazards and Hazardous Materials • Hydrology and Water Quality : • Land Use and Planning • Mineral Resources • Noise • Population and Housing • Public Services • Recreation • Transportation • Tribal Cultural Resources • Utilities and Service Systems • Wildfire

Please submit comments and requests for subjects and issues you want to be included in EIR by Thurs Dec 5 to NB planner Joselyn Perez at perez@newportbeachca.gov

On Nov 21, 2024, at 00:57, Linda Giedt <lclemensgiedt@gmail.com> wrote:

Hi All,

Went to the meeting. Here is the Developer's webpage for the project. <https://www.nbsurfpark.com/>

Please look through it, especially the FAQ section. Hilariously, the Developer has listed multiple times that there still will be golfing. Absolutely no details on how golfing will work without the center parcel. Website states there is no residential project attached to this project. Additionally, the way the website reads about golfing is very strange. The verbage they use makes it sound like holes 1,2, and 9 will still be there when referring to the golf course. The website also states that a Greenlight vote is not required. Hmm, how do they know that?

We were told that the slide presentation from the meeting will be made available online. I'll look for it and forward it to everyone.

If you have not submitted any concerns on the EIR surrounding the project, please email them to JPerez@newportbeachca.gov and should include the name, phone number, and address of a contact person in your response. **By Dec 6th!!**

THEY HAVE TO ANSWER EVERY SINGLE ONE SUBMITTED.

Several people had comments and questions which the consultant said they took notes on and those questions/concerns would be submitted for the EIR. IDK, I didn't see anyone furiously taking notes at the front table. Maybe the meeting was taped? If any of you spoke, I would submit your questions/concerns again to J Perez at the email above.

There were a lot of good questions, but I would say the biggest topic of discussion was that the Back 9 was on the Housing Element for development and that should be taken into consideration when preparing the EIR. The response from the consultant and City was that there is no application for the Back 9 to be developed so the EIR wouldn't be including any impact for high density housing on that parcel when preparing the EIR for the project. Of course, there was a lot of back and forth on that response!

I asked about how many people will be using the facility and they said there will be a per day cap and reservations will be needed. They did not provide what that cap would be.

The place is huge. Please look at the website pictures. The site is more like a country club. Are the reservations needed just for surfing or for all the other amenities too (pools, fitness, yoga center, etc.)? I bet the cap is only for surfing. Additionally, if golf is available, add those folks and cars going in and out of the Mesa Dr/Irvine Ave area.

There were many more hot button discussions. If anyone else was at the meeting and would like to add more, please do. I'm attaching some pictures of the project that were up in the room.

Linda

On Tue, Nov 19, 2024 at 1:39 PM Linda Giedt <lclemensgiedt@gmail.com> wrote:

Here is some additional FYI information about the project to know regarding the size and the various approvals needed for the project:

Summary of this attached link on-line under Current Projects and Cases - Snug Harbor Surf Park.

I have highlighted in red some significant changes that need to be approved by the City Council

<https://www.newportbeachca.gov/government/departments/community-development/planning-division/current-projects-and-cases/snug-harbor-surf-park-project>

The Project includes a **three-story clubhouse building**, The Project also includes a **two-story athlete accommodation building**

One parking lot would be located by the Irvine Avenue driveway and would contain **207** parking spaces and **one parking lot would be located toward Mesa Drive** and contain **176** parking spaces

The Project does not involve changes to the northern or southern portions of the NB Golf Course and the existing off-site access to the golf course holes identified as the front 6 and the back 9 would be maintained

(No information on how the operation of the front 6 and back 9 would operate with the Surf Farm replacing holes 1,2,9.)

Required Approvals

The proposed Project would require the following ***discretionary approvals from the City:***

- 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 to identify the operational characteristics of the proposed Project. **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 net square feet.**

The above is all in the document linked above if you want to read it.

Linda

On Tue, Nov 19, 2024 at 8:23 AM M. Smith <mws.aspenroyal@gmail.com> wrote:

Friends and Neighbors,

Reminder for tomorrow night's public meeting regarding the, "Surf Farm/ Snug Harbor Project Meeting" at City Hall. More details and project links are noted below in prior emails from Linda and Carrera.

Thank you,
Mike.

Public Scoping Meeting for Snug Harbor Surf Park Project (PA2024-

0069)

- **Date:** 11/20/2024 6:00 pm - 8:00 pm
- **Location:** Civic Center Community Room
[100 Civic Center Drive](#)
[Newport Beach, California 92660](#)

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On Fri, Nov 8, 2024 at 12:48 PM Linda Giedt

<lclemensgiedt@gmail.com> wrote:

Thanks Carrera! I was getting an email ready so I will just add my info to your email.

Some important info from the NOP link.

You can go to the meeting on November 20th to give your input/comments about what should be included in the EIR OR you can contact Joselyn Perez (should include the name, phone number, and address of a contact person in your response)

Joselyn Perez, Senior Planner
City of Newport Beach, Community Development Department
100 Civic Center Drive Newport Beach, California 92660
JPerez@newportbeachca.gov
949.644.3312

The City is providing this Notice of Preparation (NOP) to solicit comments and suggestions from public agencies, organizations, and individuals regarding:

- (1) the scope and content of the EIR and
- (2) the environmental issues and alternatives to be addressed in the EIR.

POTENTIAL ENVIRONMENTAL EFFECTS TO BE EVALUATED IN THE EIR:

The City of Newport Beach has determined that all the standard environmental topics will be included and analyzed in the EIR for the Project. • Aesthetics • Agriculture and Forest • Air Quality • Biological Resources • Cultural Resources • Energy • Geology and Soils • Greenhouse Gas Emissions • Hazards and Hazardous Materials • Hydrology and Water Quality ANTICIPATED SCHEDULE AND NEXT STEPS: • Land Use and Planning • Mineral Resources • Noise • Population and Housing • Public Services • Recreation • Transportation • Tribal Cultural Resources • Utilities and Service Systems • Wildfire

You can read in more depth about the NOP in the link provided by Carrera. Attached is a picture of the proposed Surf Farm site. If anyone is an EIR specialist, please let us know.

Linda

On Fri, Nov 8, 2024 at 11:05 AM Carrera Mullinax
<carreramullinax@gmail.com> wrote:

Morning All:

Here is a link to the Notice of Preparation and Scoping Meeting for the Snug Harbor Surf Park Project Environmental Impact Report: [https://www.newportbeachca.gov/pln/CEQA_REVIEW/Snug%20Harbor%20Surf%20Park%20Project%20\(PA2024-0069\)/Notices/11072024_NOP_Snug%20Harbor%20Surf%20Park.pdf?utm_medium=email&utm_source=govdelivery](https://www.newportbeachca.gov/pln/CEQA_REVIEW/Snug%20Harbor%20Surf%20Park%20Project%20(PA2024-0069)/Notices/11072024_NOP_Snug%20Harbor%20Surf%20Park.pdf?utm_medium=email&utm_source=govdelivery).

The public Scoping Meeting is set for November 20, 2024 at 6:00 PM at the Community Room in the Newport Beach Civic Center at 100 Civic Center Drive, Newport Beach, California 92660.

Comments can be submitted via email to: JPerez@newportbeachca.gov and should include the name, phone number, and address of a contact person in your response.

Sincerely,
Carrera

On Mon, Nov 4, 2024 at 6:17 PM Linda Giedt

<lclemensgiedt@gmail.com> wrote:

Ownership Labels posted to the site. These are the addresses that will get notification about the Surf Farm. Although, we were told at the Community Meeting 10/1 that "surf farm" would notify MORE THAN just 300 feet out. Will they???? It would be nice to be able to see what they sent out. If anyone has a contact to anyone on this list see if you can get a copy of the notice.

Linda

<IMG_4937.jpg>

<IMG_4939.jpg>

From: [Perez, Joselyn](#)
To: [Aston, Jeremy](#)
Subject: RE: Snug Harbor Surf Lagoon Development
Date: December 04, 2024 9:58:00 AM

Hi Jeremy,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Aston, Jeremy <jeremy.aston@hp.com>
Sent: December 01, 2024 9:52 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Snug Harbor Surf Lagoon Development

Mr. Perez:

I am writing to express my support for this development. The community would benefit from this space being re-imagined into an area that enables access to additional outdoor activities like surfing and encourage families to participate in healthy lifestyles together. Since the pandemic, and the rise of “hybrid/work from home” phenomena, as a society, we have diminished people’s ability to be as social as they once were. Anything that enables the concept of “third” areas for people hang out and come together while focusing on health and wellness as a priority is good for the residents at large.

Additionally, the current golf course has served the community well for a long time but has fallen into significant disrepair over the past several years. As a person who was born and raised in Newport Beach, and a senior executive of a fortune 500 company, this would provide a huge opportunity to bring corporate functions to the area and continue to showcase the city as a business-friendly environment promoting both productivity for conferences and a “fun factor” to attract organizations wanting to provide incentive trips, boondoggles, etc. I would ask the city to give this proposal serious consideration for the use of this space as it looks like

the most dynamic and best option for re-development. Thank you for your consideration.

Regards,

Jeremy Aston

Senior Vice President & GM

Global Services and Solutions (GSS)

jeremy.aston@hp.com

C (949) 633-2770



From: [Perez, Joselyn](#)
To: [Melody Jolly](#)
Subject: RE: Opposition to Proposed Surf Park Project Due to Environmental Concerns
Date: December 04, 2024 9:56:00 AM
Attachments: [image002.png](#)
[image003.png](#)

Hi Melody,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Melody Jolly <jolly@taftu.edu>
Sent: December 03, 2024 3:17 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Opposition to Proposed Surf Park Project Due to Environmental Concerns

Hello Ms. Perez

I am writing to express my and the communities serious concerns regarding the proposed surf park project in our community. While I recognize the potential for recreational and economic benefits, the environmental impact of this development could be detrimental, particularly in terms of noise pollution, excessive traffic, and its potential effects on the nearby Back Bay Bird Sanctuary.

The Back Bay Bird Sanctuary is a critical habitat for numerous species of migratory birds and other wildlife. The sanctuary provides a peaceful, undisturbed environment that supports biodiversity and serves as a vital ecological resource for both local and migrating species. Introducing a surf park in close proximity to this sensitive area poses significant risks, especially in terms of noise pollution. The noise generated by the surf park's operations—whether from artificial waves, machinery, or large crowds—could disrupt the birds' natural behaviors, such as feeding, mating, and nesting. This disruption can lead to increased stress and displacement, potentially causing a decline in the sanctuary's ecosystem.

Moreover, the impact of increased traffic and human activity in the area cannot be overlooked. As visitation increases, there is a heightened risk of pollution, both in terms of waste and runoff into surrounding ecosystems. The construction and operation of such a facility could introduce contaminants into the local waterways, threatening the health of aquatic life and the overall integrity of the back bay's environment.

Given the importance of preserving our natural habitats and the potential irreversible damage

that could be caused by this project, I urge you to reconsider the location of the surf park or explore alternative designs that are more mindful of the environmental sensitivity of the surrounding area. Environmental preservation should always be a priority, and it is crucial that we maintain the integrity of the Back Bay Bird Sanctuary for future generations. Thank you for your attention to this important matter

Sincerely,

Melody Jolly
Dean of Taft Law School

The Taft University System
3000 W. MacArthur Blvd.
Suite 300
Santa Ana, CA 92704

Phone: 714-850-4800 | 800-882-4555



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From: [Perez, Joselyn](#)
To: [G Stewart](#)
Subject: RE: Snug harbor surf park
Date: December 04, 2024 10:31:00 AM

Hello Mr. Stewart,

I have received and filed your email.

Thank you.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: G Stewart <sg870578@gmail.com>
Sent: December 04, 2024 10:18 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Snug harbor surf park

Good morning my name is Greg Stewart living in CM and Newport forever.

Curious as to why the EIR doesn't address the REAL project which includes the near 700 homes?

It really seems a bit like smoke and mirrors doesn't it?

Love surfing and playing golf at this course but totally against this proposal. Let's promote a surf park further inland, like the others, to give everyone an opportunity to surf as we do here in Newport.

Thanks and please let me know what you think and/or call me at 714-328-0048

From: [Perez, Joselyn](#)
To: [Patricia Pidgeon](#)
Subject: RE: No place for a surfing resort on Irvine + Mesa
Date: December 05, 2024 10:33:00 AM

Hi Patricia,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Patricia Pidgeon <ppidgeon12@icloud.com>
Sent: December 04, 2024 10:25 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: No place for a surfing resort on Irvine + Mesa

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Big concern with existing traffic and noise pollution. There's no need or space for a surfing resort, surf should be by the beach.

From: [Perez, Joselyn](#)
To: [Bill Cope](#)
Subject: RE: Surf Farm
Date: December 05, 2024 10:37:00 AM

Hi Bill,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Bill Cope <billcopedesign@sbcglobal.net>
Sent: December 04, 2024 7:13 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Farm

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

As lifelong residents of Newport Beach and close neighbor of the Newport Beach Golf Course.....

WE ADAMANTLY OPPOSE ANY NEW NEW AND DIFFERENT PROJECTS!!

Thank you!
Sent from my iPhone

From: [Perez, Joselyn](#)
To: [Matt Clark](#)
Subject: RE: Surf Farm comments
Date: December 05, 2024 10:38:00 AM

Hi Matt,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: Matt Clark <mattsup62@gmail.com>
Sent: December 04, 2024 3:52 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf Farm comments

Good afternoon,

I do not think that allowing the Surf Farm at the site of the NB golf course is in the best interest of the Bayview Hts neighborhood and surrounding communities for a number of reasons.

The golf course and driving range provide an affordable option for families to get outside and get exercise and bond together in the fresh air.

The Surf Farm is going to be too expensive for many people to utilize on a regular basis. The number of people who can use the facility at one time will be significantly less than the current golf/driving range. With over 6 miles of coastline and multiple world class waves to surf we do not need this project.

The increased traffic on Birch will also be an issue to our neighborhood and surrounding areas without any benefit to the majority of residents.

As you are aware surfing is a physically demanding sport which will further limit the number of people in the community that will be able to participate and benefit from this project.

Taking away part of the golf course will make the remaining holes value questionable. Thereby opening up those areas to development of multi family and affordable housing or some other type of high impact development. The standard response from the city has been that there are no proposals to build on the remaining holes. This may be technically true at this time but this argument is weak at best, considering it has already come up and there have been inquiries by developers. Building the Surf Farm will limit the options for this part of the course making development of multi family residences more attractive and harder to argue against.

I understand that there is a requirement from the state to build more affordable housing in Newport. There are however many better options on the north side of the Bristol/73 freeway corridor which has many under utilized office sites that could be used for such housing. I also know that the city has no problem altering agreements just as it did with the sound decibel map so I am confident you could make something work.

As a lifelong surfer and having been born and raised in Newport Beach as well as a 62 year resident I urge you to stop the development of the Surf Farm and keep the golf course as is until a better alternative that will truly benefit the community can be found.

Sincerely Matt Clark
20111 Bayview avenue NB
949 422-4942

From: [Perez, Joselyn](#)
To: [Arleen Hasegawa](#)
Subject: RE: Surfing Resort
Date: December 05, 2024 10:42:00 AM

Hi Arleen,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Arleen Hasegawa <arleen.hasegawa@gmail.com>
Sent: December 04, 2024 1:48 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surfing Resort

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Hello

My name is Arleen Hasegawa. My phone is (714) 501-1190 and my address is 2015 Windward Lane in Newport Beach.

I am very concerned about the city's consideration of placing a Surf Resort on Irvine Blvd. either near Bristol or Mesa.

The 73 exit to Bristol / Campus-Irvine is already very dangerous and that's for people who work and live here. I would imagine that thrill seekers / vacationers / etc. would cause more accidents.

In addition, the influx of people would cause significant congestion around the area. This is a main thoroughfare to John Wayne airport. There are lots of commercial buildings in this corridor. This resort could add more stress to the area.

Irvine Blvd. is one of the main ways to get to the Dover Shores area. I am concerned that this would greatly impact the quality of life in our area.

It would be like putting a Disneyland in our community.

Please tell me this is just a passing fancy and not something that the city is seriously considering.

Sincerely,
Arleen Hasegawa

From: [Perez, Joselyn](#)
To: [Ron Armenta](#)
Subject: RE: Golf course/wave pool
Date: December 05, 2024 10:43:00 AM

Hi Ron,

Thank you for your email. I have saved your comment so it will be included in the project file.

Feel free to reach out with any questions you have on the proposed project, or the Environmental Impact Report being prepared for the project.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Ron Armenta <whileyoureaway2000@yahoo.com>
Sent: December 04, 2024 1:42 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Golf course/wave pool

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Why would you even think of replacing the golf course with a wave pool.
Every young kid learns to play golf at that golf course and seniors use it just as much.
Now you put in a wave pool that is used by a select group of people and at the same time wipe out a legacy of golfers young and old.
I'm against the wave pool.
Ron Armenta
Long time resident and business owner in NB.
whileyoureaway2000@yahoo.com
949-874-2560
Sent from my iPhone

From: [Perez, Joselyn](#)
To: [M. Smith](#)
Subject: RE: Snug Harbor Surf Park Project (PA2024-0069)
Date: December 05, 2024 5:24:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

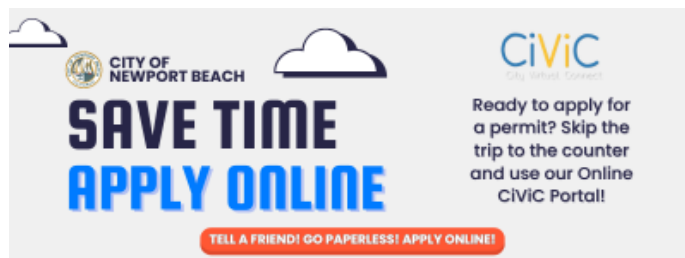
Hi Mike,

I am in receipt of your email. I see you have a blend of comments and questions. I will save this email as a response to the NOP. Your questions and comments will be included in the EIR as appropriate.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: M. Smith <mws.aspenroyal@gmail.com>
Sent: December 04, 2024 10:43 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Snug Harbor Surf Park Project (PA2024-0069)


12/4/2024 @ 10:42 am

Ms. Perez,

I wish to see the Newport Beach Golf Course (NBGC) located at 3100 Irvine Avenue, Newport Beach remain "As Is" in its current configuration. This includes but is not limited to; The Pro Shop, the Starters Office, the Driving Range, the Original Pizza Sports Bar & Grill Restaurant, and all 18 golf holes.

I am opposed to the Snug Harbor Surf Park "Project" as presented at the 11/20/2024 EIR Scoping Meeting. I am also concerned that if the Project is approved, thus killing off the golf course, the owner/developer will then move forward with building 693 units as noted below. (This is cut and pasted from the City of Newport Beach Final Adopted and Certified 6th Cycle Housing Element). As the Senior

Planner, I know you, the EIR consultants and Mr. Jaime Murillo are aware of this as it was discussed at great length by the public with all parties in attendance at the 11/20/2024 EIR Scoping Meeting.

City of Newport Beach 2021-2029 HOUSING ELEMENT																				
Table 8-12: Airport Area Sites Inventory																				
Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Reasoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory/ Map ID
										Existing Zone Density	Reasoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
445 161 03	Todd Todd Schiffman	PC	MU-H2	No		0	1.04	1.04	Yes	0	50	51	51	15	5	31	This parcel is already approved by the City for Newport Crossings multi-tenant housing project.		Airport Area	22
119 300 17	Newport Golf Club LLC	SP-7	PR	No		0	1.38	1.38	Yes	0	50	69	57*	17	6	34	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	23
119 310 04	Newport Golf Club LLC	SP-7	PR	No		0	3.70	3.70	Yes	0	50	184	152*	46	15	91	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	24
119 300 15	Newport Golf Club LLC	SP-7	PR	No		0	1.52	1.52	Yes	0	50	76	62*	19	6	37	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	25
119 300 16	Newport Golf Club LLC	SP-7	PR	No		0	7.30	7.30	Yes	0	50	364	299*	89	30	180	The current owner of the property has expressed to City staff written interest to develop housing.	Y	Airport Area	26
427 131 16	Birch Development Co	OA	AO	No		0	0.67	0.67	Yes	0	50	33	33	10	3	20	This parcel contains vegetation and excess parking stalls and is identified as a site for potential housing.		Airport Area	27

I have been advised that as of 12/3/2024, over 1,700 individuals have signed an online petition in support of keeping the Golf Course. Has this been taken into account? Does this make a difference? Is anyone or is any agency taking into account the public's wanting to keep the golf course, "As Is". Will this be noted in the EIR?

In regards to the 11/20/2024 Scoping Meeting request for public comments and questions:

1. How will the golf course function on a day to day basis if the Project is approved?
2. Who will run the golf course? Where will it be run from?
3. When does the lease for the golf course end or renew?
4. Do you have any additional drawings or renderings that show the Project and the expected golf course layout after the Project is completed?
5. What and where will the parking be for the golfing public if the Project is completed? Is there a map or rendering?
6. Can you please confirm that the Owner noted on the table above is the same Owner that controls the Project area? Is that Owner the same party that has put forward this Snug Harbor Surf Farm "Project"?
7. Has the Owner had discussions with or submitted any documentation or application(s) to the City for the above Map ID #'s 23, 24, 25, 26 - golf holes 3, 4, 5, 6, 7, 8.
8. Has the Owner had discussions with or submitted any documentation or application(s) to the California Coastal Commission for the above Map ID #'s 23, 24, 25, 26 - golf holes 3, 4, 5, 6, 7, 8.
9. Can you confirm that the County of Orange owns and/or controls the Back 9 golf course area, holes 10-18? Do they lease that to the NBGC? When is that lease ending or renewing? Does the County have any plans for the Back 9, holes 10-18?
10. Does the Owner or Project applicant have any documented correspondence with the County regarding this Project and/or the Back 9 golf course area? Can you email those to me?
11. Traffic, Air Quality, Noise, Loss of Open Space, Loss of Habitat, etc. among other things should all be addressed in the EIR.

Thank you in advance for your replies to my questions and comments. If I could ask you to please

simply reply after each question or comment, it would help to keep things organized when reviewing, etc.

Mike Smith

2549 Eastbluff Drive # 413

Newport Beach, CA 92660

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EIR Comments

Land Use and Planning

- We want the owners of the property to make good money. Have they considered renegotiating with the county and management to create a better deal for themselves? Charge us more! This way land use can stay.
- If John Wayne airport expands, will the surf lagoon need to be torn down?

Environmental Impacts

- This is a video of an owl off the 18th green, here is the link <https://youtube.com/shorts/JIcVJbTPe54?si=Xf4pdyDQN8yOm-Cn>, this is not the project sight, however when the front 9 had lights it was very common to see Owls and bats flying around the second green and the 9th hole. Although the city views the proposed project for holes 3 through 8 separate from the surf lagoon, both projects impact the hunting grounds for the owls and bats. The loss of so much green space will lesson the opportunity for food for these predators. How is this project going to mitigate the loss of hunting grounds for owls, bats, hawks, coyotes and the rest.
- Estimate here on the area of holes 1, 2 and 9 is 25 of the project sight. This is the current green space. The grass and trees cool this area down, breath in carbon exhale oxygen. How is the project going to replace the cooling effect that the grass and trees bring as well as the oxygen produced from the carbon? Also how about the water seeps into the ground for holes 1,2 and 9, the surf lagoon will eliminate this. Will this impact our water table
- The water used to irrigate the golf course is reclaimed, the water used in the surf lagoon I assume will not be. I assume that the water is coming from the tap. The lagoon is 7 acres. Let's assume that the average depth is 4 feet. This is a huge amount of fresh water, 28 acre feet! One acre foot is 325,851 gallons of water. We are looking at over 9.1 million gallons of fresh water to fill the lagoon. Where is this fresh water going to come from? To put this number in context, this is the equivalence of 1 day of water use of 22,810 residences with 4 people living in them. The amount of water to fill this lagoon is staggering. Further let's consider the evaporation rate. I found 5mm a day is reasonable for a pool. 5mm at 7 acres could be considered 3.5cm acre of evaporation per day. 3.5 cm is 13.25757% of a foot. 13.25757% of 325,851 gallons is over 43,000 gallons of water that could be evaporated per day. This is the equivalent to the water use of 108 residences with 4 people living in them per day. Where is this water coming from? Scale my assumptions down; this is still an impact to our water supply. I didn't consider the water use of the patrons like showering and toilet use. The evaporation rate is not impacted by average depth.

Recreation

- The driving ranch is busy. Driving ranges are busy at other golf courses too. The closing of the driving range at 3100 Irvine will put more pressure on other driving ranges. How will this be mitigated?

There was also an issue with noticing. I saw a sign for the scoping meeting at the entrance of the golf course, the meeting date was November 20th. I looked for confirmation on Newport Beach's website for more details. I've attached a screenshot of the calendar of events. No mention of the meeting, I thought it was canceled.

2:32

47%



newportbeachca.gov/



11



If you have any suggestions, ideas or complaints, please email the City Clerk at cityclerk@newportbeachca.gov.

Free viewers are required for some of the attached documents.
They can be downloaded by clicking on the icons below.



Today | [Next 7 days](#) | Next 30 days | All Upcoming | All Past | All

Event	City Council Meeting
Date/Time	11/19/2024 4:00 pm
Event	Hearing Officer
Date/Time	11/21/2024 8:00 am - 10:00 am
Event	Planning Commission Meeting
Date/Time	11/21/2024 6:00 pm
Event	Zoning Administrator Meeting
Date/Time	11/27/2024 10:00 am
Event	Civil Service Board
Date/Time	12/02/2024 5:00 pm
Event	Parks, Beaches & Recreation Commission
Date/Time	12/03/2024 5:00 pm
Event	Water Quality Coastal Tidelands Committee Meeting - Cancelled
Date/Time	12/05/2024 3:00 pm - 4:30 pm
Event	Planning Commission Meeting
Date/Time	12/05/2024 6:00 pm
Event	City Council Meeting



From: [Jim Auster](#)
To: [Perez, Joselyn](#)
Cc: [Jim Auster](#)
Subject: revised, comments of impacts to be included in Surf Farm EIR
Date: December 05, 2024 7:19:00 PM
Attachments: [Surf Farm EIR comments.docx](#)

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Dec 4, 2024

COMMENTS ON IMPACTS AND ISSUES TO BE INCLUDED IN SURF FARM EIR

Several years ago, landowners of Newport Beach Golf Course south and center parcels started the process of increasing income from NBGC lease for an extremely high profit from development of high-density housing. They listed their 14 acre parcel south of Mesa Dr on Element Housing list for 690 units that Newport Beach wants to help meet the required number of units. Newport Beach certified that parcel's number of units on the Element Housing list they submitted to California State government. NB also changed JW noise impact map overriding objections of John Wayne Airport Land Use Commission to allow housing in 65db zone and in safety hazard zone directly under the flight path.

To make the south parcel available for housing holes 3-8 must be eliminated with zoning changed from Recreational Open Space to High Density Residential. To eliminate golf course they have an elaborately planned multi-stage scheme.

First attempt to eliminate golf on center parcel was permit application by Drive Shack golf entertainment facility withdrawn after public opposition and cost issues.

Second attempt was for similar Top Golf facility that was dropped after test drilling found high water table that precluded lowering the grade to meet maximum structure height below airport flight levels.

Third attempt was discussion with Costco for big box store on middle parcel

Ground water issue led to number four, Surf Farm lagoon to eliminate holes 1,2,9, driving range, clubhouse, restaurant, golf shop, starter both, practice green, etc on center parcel intended to make continuation of golf course operation impossible, eliminate golf on holes 3-8, and make that parcel available for rezoning for 690 units of high density and very high profit housing.

If golf course operation is no longer profitable or feasible, the back nine will become available for long planned airport runway extension with noise safety and air pollution impacts.

Surf Farm application is contradictory and mutually exclusive of landowner's inclusion

of holes 3-8 on NB current Element Housing list. Surf Farm application falsely claims that golf course operation on the same holes 3-8 will continue without golf facilities on center parcel and with 690 units of high-density housing. To guarantee commitment of Surf Farm application for continuation of golf operation the application must be amended to include as a condition for approval the withdrawal from Element Housing list and deed restriction to prevent future development of Mesa Dr parcel. This is documented and not speculative with multiple high impacts to all three golf course parcels, to the surrounding neighborhood, to Newport Beach residents and visitors that must included, studied, resolved, and prevented by EIR.

AESTHETICS, Loss of open green space with Surf Farm development that is completely out of place and replaces view of open green space hillside to all NB residents from Irvine Ave and Mesa Dr with view of 10' high retaining wall from Irvine Ave.

TRANSPORTATION Impact on traffic from new turn off on Mesa and Irvine

RECREATION, Loss of recreation, golf, and public driving range to all OC golfers, seniors, families, Junior Golf , children, and everyone learning to play golf is irreplaceable. Unlimited surfing in Pacific Ocean and on Newport Beach beaches on the other hand is always available without Surf Farm.

RECREATIONAL, California Golf Association certification of NBGC requires full 18 hole course. Scoring on 15 hole course cannot be posted to USGA for player handicap

RECREATIONAL, Surf Farm application claims continuation of golf course but operator of NBGC said operation without center parcel is not possible to continue as a business with loss of holes 1,2,9, loss of 18 hole golf course, loss of driving range, loss of practice green, loss of restaurant, ¼ mile two way walk back and forth between holes 3-8 and holes 10-18.

RECREATION and LAND USE, continued golf course operation requires support facilities to be replaced with unaffordable short-term investment by NBGC lessee on limited area of back nine parcel, require landowner Orange County's approval, and a

new modified lease.

ENERGY, GREENHOUSE GAS EMISSIONS, Surf Farm will use 428 kw of electricity, as much as 400 homes and increase greenhouse gas emissions compared to no emissions from golf and natural surfing in the ocean.

AIR QUALITY, JWA expansion and runway extension is not speculative and will increase air pollution from airplane exhaust to the neighborhood and residents of new Element housing on front nine

NOISE, JWA expansion and runway extension is not speculative and will increase noise pollution to neighborhood, Element housing on front nine, and to all Newport Beach residents and visitors.

PUBLIC SAFETY, JWA expansion and runway extension is not speculative and will increase safety hazard to neighborhood, Element housing on front nine, and to all Newport Beach residents and visitors.

LAND USE AND PLANNING Surf Farm application claim that golf will continue is false and meaningless unless EIR requires Surf Farm application is revised with condition for removal of Mesa parcel from Housing Element list and deed restriction required to protect that parcel from development. LAND USE AND PLANNING Impact on adjoining Mesa parcel is not speculative. Newport Beach has conflict of interest in this project by supporting elimination of golf course to allow 690 units of Element Housing by approving revised JW noise map and housing that violates Airport Use Plan over the objections of ALUC.

LAND USE AND PLANNING, Impact on elimination of golf course on center parcel and affect to golf on adjoining Mesa parcel and north back nine parcel is not speculative.

LAND USE AND PLANNING, Landowner requested 14acre Mesa parcel to be on Element list for development of 690 units of housing, NB accepted that parcel on Element list, NB certified the list, NB submitted list to CA government

LAND USE AND PLANNING, NB approved revised noise map to allow housing in 65db zone on front nine Mesa Dr parcel

LAND USE AND PLANNING Impact to adjoining parcels is not speculative and must be reviewed by EIR. Golf course will no longer be functional and profitable to run as a business.

LAND USE AND PLANNING With no more golf on front nine landowners will be able to apply for rezoning and development of 690 units Element housing but end of golf course operation will make the high cost, high risk investment to construct Surf Farm no longer needed, construction will be canceled, and middle parcel will become available for a more profitable development like the Costco store.

LAND USE AND PLANNING, application for housing on Mesa parcel has been submitted to CA Coastal Commission, review of impact to that parcel from Surf Farm development is not speculative.

LAND USE AND PLANNING If operation of golf course operation is no longer

practical it is planned by OC and is not speculative there will be Airport runway extension or airport parking on County owned back nine north parcel that must be studied as a direct collateral impact of Surf Farm.

LAND USE AND PLANNING impact must studied of effect on JWA of Surf Farm high structures and housing in safety/crash zone on JW if FAA in the future requires runway extension.

LAND USE AND PLANNING, TRANSPORTATION, Future of JW operation may be dependent on runway extension if there is a runway overrun onto 73 or Bristol Ave and is required by FAA but collateral effects of Surf Farm and Element housing could prevent that, and FAA may have to close the airport. JW has shortest runway of any commercial airport in US. If there is a runway over run onto 73 and FAA requires extension for safety but there is a problem extending runway from collateral effects of this project JWA could shut down

BIOLOGICAL IMPACT Loss of golf course will eliminate bird and wildlife habitat on center parcel and on all three parcels when golf course is eliminated

POPULATION AND HOUSING, NB wants Element Housing on golf course front nine and has conflict of interest reviewing Surf Farm application that will eliminate golf course to develop Element housing

POPULATION AND HOUSING, 690 Element housing units of Mesa parcel will affect character of Bayview Heights Santa Ana Heights neighborhood

POPULATION AND HOUSING, High density Element housing and rezoning can be extended into the entire Bayview/Santa Ana Heights community.

PUBLIC SERVICES Economic impact of loss of existing profitable golf course and driving range business on NB economy and sales tax revenue

TRIBAL CULTURAL RESOURCES, native tribe village on Surf Farm site will disturb original terrain and require careful examination of all 100,000 yards of excavated material for artifacts to make construction of Surf Farm take much longer and economically unfeasible.

NOISE, Surf Farm will generate loud noise, cheering shouting etc day and night

PUBLIC SERVICES, NB City Council and planning staff have demonstrated a conflict of interest in support of Surf Farm application to remove golf course operation for Element housing on front nine holes 3-8. This prevents objective, fair, and objective decision making in the best interest of Newport Beach residents. To correct impact of this bias and conflict with good governmental practice EIR can recommend review of Surf Farm EIR and other Surf Farm decisions by voters, Orange County Supervisors, independent committee, court system, or other government entity.

MANDATORY FINDINGS OF SIGNIFICANCE, To guarantee Surf Farm commitment to maintain golf course operation landowner/applicants must agree to remove Mesa parcel from Element Housing list and deed restrict that parcel from future development as condition of Surf Farm approval

MANDATORY FINDINGS OF SIGNIFICANCE, Surf Farm structures and resulting

housing development must not interfere with JWA runway extension

Over 1700 have signed and commented on ipetition.com Save Newport Beach Golf Course online petition. Please include these petition signatures and comments in EIR comments and submissions.

<https://www.ipetitions.com/petition/save-newport-beach-golf-course>

Jim Auster

20401 Bayview Ave, Newport Beach CA 92660, 9706187692,
jimauster@hotmail.com

From: Kathy Torres <ktorres@arissacs.com>
Sent: December 05, 2024 6:54 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Golf Course

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Kathleen Torres
1924 Irvine Ave

Newport Beach

Dear Mr. Perez

Subject: Concerns Regarding Proposed Development Near Irvine

I am writing as a homeowner in the area surrounding Irvine Avenue to express my concerns regarding any proposed developments, particularly a surf resort or amusement-style attraction. I have been made aware of discussions that could significantly impact the local community, and I feel compelled to share my perspective on the matter.

Traffic along Irvine Avenue is already a serious issue. Drivers frequently treat the road as if it were a freeway, creating hazardous conditions for residents. Many of us struggle to safely enter or exit our driveways without facing aggressive driving behavior, such as tailgating or honking. Adding a high-traffic attraction to the area would likely exacerbate these problems and further compromise safety for those who live here.

Instead of pursuing amusement-style development, I encourage consideration of alternative improvements that would enhance the community while minimizing disruption. For instance, revitalizing the existing golf course into a higher-quality facility—perhaps by upgrading from mats to proper grass tees—could provide a more respectful and appealing amenity for residents and visitors alike.

As a homeowner on Irvine Avenue, I strongly oppose any development that would increase congestion or diminish the quality of life for residents. I hope you will take these concerns into account as you plan for the future of our neighborhood.

Thank you for your time and attention to this matter. Please feel free to contact me at [Your Phone Number] or [Your Email Address] if you would like to discuss this further.

Sincerely,

Kathy Torres

From: [Perez, Joselyn](#)
To: cashwho@aol.com
Subject: RE: Surf farm
Date: December 12, 2024 8:16:00 AM

Hi Holly,

Thank you for your email. I have saved your comment so your questions can be addressed in the EIR as appropriate.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: cashwho@aol.com <cashwho@aol.com>
Sent: December 06, 2024 2:19 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Surf farm

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

I am writing to ask about the proposed Surf Farm. I would like to know if the proposed Surf Farm buildings will exceed the height and/or building size standards already in place? I have heard that a very unsightly tall wall would be required that would be along Mesa or Irvine, is that correct? If so, we would have an eyesore instead of green open space? Would any zoning need to be changed to accommodate the new use? I do not support any rezoning or exceptions to the building size or height standard currently in place. I am opposed to making modifications to existing guidelines to accommodate this facility. I am also opposed to the change from a public golf course to this aquatic facility.

What are the water use needs for this facility? We are often encouraged to save water, when this facility seems like it would use an exorbitant amount of water. How much water would be needed and how often would the water need to be refilled? Is this water coming from the Irvine Ranch Water District? What is the estimated water usage? They are saying that they are leaving the remaining golf course in place, but where would a pro shop or fees be paid and how would golfers get to the holes to complete other side? Is the surfing facility open air or is it covered? If it is open, wouldn't that make it more seasonal? Will the water also need to be heated? How will

the additional power use affect and impact the surrounding community?

Thank you for any information you can provide and consideration of my concerns.

Holly Jarvis
20341 SW Cypress Street
Newport Beach, CA 92660
949-400-6978

From: [Perez, Joselyn](#)
To: passbar@roadrunner.com
Subject: RE: Objection to the Snug Harbor Surf Park Project at the Newport Beach Golf Club
Date: December 12, 2024 8:17:00 AM

Hi Todd,

Thank you for your email and providing your areas of concern. I have saved your comment so those items can be addressed in the EIR as appropriate.

Sincerely,

Joselyn Perez
Senior Planner
Community Development Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: passbar@roadrunner.com <passbar@roadrunner.com>

Sent: December 06, 2024 9:23 AM

To: Perez, Joselyn <JPerez@newportbeachca.gov>

Subject: Objection to the Snug Harbor Surf Park Project at the Newport Beach Golf Club

Dear Ms. Perez

I am writing to formally express my objection to the proposed Snug Harbor Surf Park project at the Newport Beach Golf Club. While I appreciate the ambition to create a unique recreational facility, I believe the development of this project would have several significant negative impacts on the environment, and the local community.

Furthermore, I would like to highlight a particularly concerning issue: the proposed development is situated on land that is known to be an Indian burial ground, a fact that demands serious consideration before moving forward with any construction plans. Below I list my concerns that should be evaluated and reviewed how this change will affect the surrounding community.

1. Environmental Concerns:

The construction and operation of a surf park, particularly one with artificial waves, would likely have detrimental effects on the surrounding environment. Given that the Newport Beach area is already facing challenges related to coastal erosion, water quality, and marine life preservation, this development could exacerbate those issues. Artificial wave technology may disrupt local ecosystems and marine habitats, endangering the delicate balance of local biodiversity, especially in an area that is rich in aquatic life.

2. Impact on Local Wildlife:

The Newport Beach area is home to a wide variety of bird species, and the disruption

caused by the construction of a surf park could disturb their natural habitats. The noise pollution from wave generators and human activity, as well as the risk of chemical runoff from the park, could significantly harm local wildlife, particularly in sensitive areas, like the bird sanctuary, where these species thrive.

3. Cultural and Sacred Significance:

A key concern that must be addressed is the land in question is believed to be an Indian burial ground. This adds a deeply significant cultural and historical dimension to the objection. The site may hold sacred value for Indigenous communities, and any development in this area risks disturbing human remains, sacred artifacts, and other culturally significant sites. This violation of Indigenous peoples' rights and heritage would not only be disrespectful but could also have legal ramifications. It is essential to respect and protect these sacred spaces in accordance with both local and federal laws governing the treatment of burial grounds.

4. Traffic and Overcrowding:

Newport Beach is already a popular destination for tourists and locals alike, and the addition of a surf park would undoubtedly increase traffic congestion in the area. The limited access roads to the Newport Beach Golf Club are already frequently congested, and adding a large-scale facility for visitors would create further strain on the local infrastructure. This could result in longer commute times, overcrowded parking lots, and potential safety hazards for both residents and visitors.

5. Aesthetic and Cultural Concerns:

The Newport Beach Golf Club is a historic and scenic location that offers a peaceful, nature-oriented atmosphere. The development of a commercial surf park would alter the character of the area, replacing an open space designed for relaxation and recreation with a high-intensity, commercialized facility. This project could detract from the local charm, turning a beloved area into a crowded and noisy commercial space, and negatively impacting the aesthetic appeal of the surrounding area.

6. Local Business and Community Interests:

The surf park could also harm local businesses that rely on the peaceful and scenic nature of Newport Beach. Hotels, restaurants, and other establishments that cater to visitors seeking a more laid-back and natural experience could see their business decline as the surf park draws larger crowds. This may shift the local economy in ways that may not benefit the long-term interests of the Newport Beach community.

7. Alternative Locations:

Given the potential negative impacts on the Newport Beach Golf Club, and the sacred nature of the land, I encourage the consideration of alternative locations for the surf

park. There are other areas within the region that may be more appropriate for such a development, with less risk of environmental harm, less strain on local infrastructure, and fewer impacts on the surrounding community and cultural heritage.

In conclusion, while I acknowledge the value of creating new recreational opportunities, the Snug Harbor Surf Park project at the Newport Beach Golf Club raises too many concerns regarding the environment, local traffic, cultural sensitivity, and overall sustainability. I urge you to reconsider this proposal and explore more sustainable and respectful options for both the community and the natural environment.

Sincerely,

Todd Becker
2686 Riverside Drive
Costa Mesa CA 92627

From: [Perez, Joselyn](#)
To: [M. Smith](#)
Subject: RE: Snug Harbor Surf Park Project (PA2024-0069)
Date: December 12, 2024 8:18:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Received and added so your comment can be addressed within the EIR as appropriate.

Sincerely,



Joselyn Perez
Senior Planner
Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660

From: M. Smith <mws.aspenroyal@gmail.com>
Sent: December 06, 2024 12:27 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Re: Snug Harbor Surf Park Project (PA2024-0069)

12/6/2024 @ 12:27 pm

Ms. Perez,

Thank you for our meeting today, with you, Linda and myself at City Hall.

I would like to add this to the NOP's comments: Please have and include a very detailed pedestrian circulation plan for the Project.

Mike

PLEASE NOTE: This message contains information which may be confidential and privileged. Unless you are the intended addressee (or authorized to receive for the addressee), any distribution, copying or disclosure of the message or any information contained in the message is strictly prohibited. If you have received the message in error, please advise the sender by reply e-mail and delete the message. All rights reserved.

On Thu, Dec 5, 2024 at 5:24 PM Perez, Joselyn <JPerez@newportbeachca.gov> wrote:

Hi Mike,

I am in receipt of your email. I see you have a blend of comments and questions. I will save this email as a response to the NOP. Your questions and comments will be included in the EIR as appropriate.

Sincerely,

Joselyn Perez
Senior Planner



Community Development
Department
Office: 949-644-3312
100 Civic Center Drive
Newport Beach, CA 92660



From: M. Smith <mws.aspenroyal@gmail.com>
Sent: December 04, 2024 10:43 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Snug Harbor Surf Park Project (PA2024-0069)

12/4/2024 @ 10:42 am

Ms. Perez,

I wish to see the Newport Beach Golf Course (NBGC) located at 3100 Irvine Avenue, Newport Beach remain "As Is" in its current configuration. This includes but is not limited to; The Pro Shop, the Starters Office, the Driving Range, the Original Pizza Sports Bar & Grill Restaurant, and all 18 golf holes.

I am opposed to the Snug Harbor Surf Park "Project" as presented at the 11/20/2024 EIR Scoping Meeting. I am also concerned that if the Project is approved, thus killing off the golf course, the owner/developer will then move forward with building 693 units as noted below. (This is cut and pasted from the City of Newport Beach Final Adopted and Certified 6th Cycle Housing Element). As the Senior Planner, I know you, the EIR consultants and Mr. Jaime Murillo are aware of this as it was discussed at great length by the public with all parties in attendance at the 11/20/2024 EIR Scoping Meeting.



Table B-12: Airport Area Sites Inventory

Parcel Number	Owner	Existing Zoning	Existing General Plan Land Use	Vacancy	5th Cycle Site?	Existing Units	Gross Acreage	Buildable Acreage	HCD Sizing Criteria?	Density (Du/Ac)		Potential Reasoned Unit Yield	Assumed Net Yield	Assumed Net Unit Yield			Existing Use and Explanation of Propensity	Letter Interest ?	Focus Area	Inventory/ Map ID
										Existing Zone Density	Reasoned Density (Assumed)			Low/ Very Low	Mod	Above Mod				
445 161 03	Todd Todd Schiffman	PC	MU-H2	No		0	1.04	1.04	Yes	0	50	51	51	15	5	31	This parcel is already approved by the City for Newport Crossings multi-tenant housing project.		Airport Area	22
119 300 17	Newport Golf Club LLC	SP-7	PR	No		0	1.38	1.38	Yes	0	50	89	57*	17	6	34	The current owner of the property has expressed to City staff written interest to develop housing	Y	Airport Area	23
119 310 04	Newport Golf Club LLC	SP-7	PR	No		0	3.70	3.70	Yes	0	50	184	152*	46	15	91	The current owner of the property has expressed to City staff written interest to develop housing	Y	Airport Area	24
119 300 15	Newport Golf Club LLC	SP-7	PR	No		0	1.52	1.52	Yes	0	50	76	62*	19	6	37	The current owner of the property has expressed to City staff written interest to develop housing	Y	Airport Area	25
119 300 16	Newport Golf Club LLC	SP-7	PR	No		0	7.30	7.30	Yes	0	50	364	299*	89	30	180	The current owner of the property has expressed to City staff written interest to develop housing	Y	Airport Area	26
427 131 16	Birch Development Co	OA	AD	No		0	0.67	0.67	Yes	0	50	33	33	10	3	20	This parcel contains vegetation and excess parking stalls and is identified as a site for potential housing.		Airport Area	27

I have been advised that as of 12/3/2024, over 1,700 individuals have signed an online petition in support of keeping the Golf Course. Has this been taken into account? Does this make a difference? Is anyone or is any agency taking into account the public's wanting to keep the golf course, "As Is". Will this be noted in the EIR?

In regards to the 11/20/2024 Scoping Meeting request for public comments and questions:

1. How will the golf course function on a day to day basis if the Project is approved?
2. Who will run the golf course? Where will it be run from?
3. When does the lease for the golf course end or renew?
4. Do you have any additional drawings or renderings that show the Project and the expected golf course layout after the Project is completed?
5. What and where will the parking be for the golfing public if the Project is completed? Is there a map or rendering?
6. Can you please confirm that the Owner noted on the table above is the same Owner that controls the Project area? Is that Owner the same party that has put forward this Snug Harbor Surf Farm "Project"?
7. Has the Owner had discussions with or submitted any documentation or application(s) to the City for the above Map ID #'s 23, 24, 25, 26 - golf holes 3, 4, 5, 6, 7, 8.
8. Has the Owner had discussions with or submitted any documentation or application(s) to the California Coastal Commission for the above Map ID #'s 23, 24, 25, 26 - golf holes 3, 4, 5, 6, 7, 8.
9. Can you confirm that the County of Orange owns and/or controls the Back 9 golf course area, holes 10-18? Do they lease that to the NBGC? When is that lease ending or renewing? Does the County have any plans for the Back 9, holes 10-18?
10. Does the Owner or Project applicant have any documented correspondence with the County regarding this Project and/or the Back 9 golf course area? Can you email those to me?
11. Traffic, Air Quality, Noise, Loss of Open Space, Loss of Habitat, etc. among other things should all be addressed in the EIR.

Thank you in advance for your replies to my questions and comments. If I could ask you to please simply reply after each question or comment, it would help to keep things organized when reviewing, etc.

Mike Smith

From: [Dana](#)
To: [Perez, Joselyn](#)
Subject: Surf park
Date: December 09, 2024 1:05:55 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

I was given your name to write my concerns and my husband's about the proposed surf park going in off Irvine Avenue. We are totally against this. I don't know if there's a petition to sign. Irvine Avenue is crowded as is, the traffic is ridiculous and this will just make it worse. Additionally, we are so lucky to have such lovely beaches here that's what makes people come to our city, why do we need a surf park when we have the beautiful ocean and beaches just a couple miles away. Also, this golf course is perfect for people in the area wanting to Play a little golf at not an expensive price. It's been there for a very long time and it would be very sad to see it go, even half if it. But my main concern is the traffic it would bring in. We already have the airplanes to deal with. We don't need more traffic and visitors in that location. Please let me know if there's some petition we need to sign to object to this

Thank you
Dana and Benoit Courcelle
318 vista baya
Costa Mesa ca 92627
Sent from my iPhone