



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-10/29/2025-0831

202585001045

FILED

October 29, 2025

HUGH NGUYEN

CLERK - RECORDER

By Hugh Nguyen

Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

SNUG HARBOR SURF PARK PROJECT

Check Document being Filed:



Environmental Impact Report (EIR)



Mitigated Negative Declaration (MND) or Negative Declaration (ND)



Notice of Exemption (NOE)



Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 10/29/2025**

Posted 10/29/2025 Removed _____

Returned to agency on _____

DEPUTY 483

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒

County Clerk
 County of: Orange
 Address: 601 N Ross St
Santa Ana, CA 92701

From:

Public Agency: City of Newport Beach
 Address: 100 Civic Center Drive
Newport Beach, California, 92660
 Contact: Joselyn Perez
 Phone: 949-644-3312

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024110238

Project Title: Snug Harbor Surf Park Project 3857 Birch Street, Suite 521 Newport Beach
 Project Applicant: Back Bay Barrels, LLC CA 92660

Project Location (include county): 3100 Irvine Avenue, Newport Beach, Orange County, CA 92660

Project Description:

See Attached

This is to advise that the City of Newport Beach has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on October 28, 2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

https://www.newportbeachca.gov/CEQA

Signature (Public Agency): Joselyn Perez Title: Senior Planner

Date: 10/28/2025 Date Received for filing at OPR: _____

FILED

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.

OCT 29 2025

Revised 2011

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

Project Description Summary

The Snug Harbor Surf Park Project (Project) would remove the existing improvements on the 15.38-acre Project site and develop a 5.06-acre surf lagoon with warming pools, a spa, and seating areas; a three-story amenity clubhouse; a two-story athlete accommodation building; ancillary storage and maintenance areas; and associated parking areas. Solar panels would be installed on the roofs of the buildings and on 14 to 18-foot-high solar canopies in portions of the parking areas to provide onsite renewable energy (included as Project Design Feature (PDF)-1). In addition, the Project landscaping does not include vegetation that produces seeds, fruits, nuts, or berries, such as fruit bearing trees and shrubs (included as PDF-2) to limit onsite bird attractants.

The portions of the golf course to the north of Irvine Avenue (holes 10-18) and south of Mesa Drive (holes 3-8) would remain and golf cart path of travel between holes 3-8 and holes 10-18 would be provided. The Project includes golf course parking, a starter shack for the golf course, and golf cart storage in the basement level of the proposed amenity clubhouse.

The Project would install new onsite infrastructure that would connect to the existing adjacent utility systems. In addition, the Project would upgrade the existing 6-inch onsite sewer lateral that extends approximately 42.5 feet offsite that is more than 50 years old to a 12-inch sewer line that would connect to the existing 12-inch sewer line in Mesa Drive.

The Project includes a General Plan Amendment (GPA), a Conditional Use Permit (CUP), a Modification Permit, and a Major Site Development Review (SDR).

FILED

OCT 29 2025

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print	Start Over	Save
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RECEIPT NUMBER:

30-10/29/2025-0831

STATE CLEARINGHOUSE NUMBER (If applicable)

2024110238

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT BEACH	LEAD AGENCY EMAIL	DATE 10/29/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585001045	
PROJECT TITLE		

SNUG HARBOR SURF PARK PROJECT

PROJECT APPLICANT NAME BACK BAY BARRELS, LLC	PROJECT APPLICANT EMAIL		PHONE NUMBER (949) 644-3312
PROJECT APPLICANT ADDRESS 3857 BIRCH STREET, SUITE 521	CITY NEWPORT BEACH	STATE CA	ZIP CODE 92660

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$ 4,123.50	\$ 4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	\$ 2,968.75	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,401.75	

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$
☒ County documentary handling fee	\$ 50.00	\$ 50.00
☐ Other		\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 4,173.50

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Kalci Do Deputy Clerk
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