



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
- 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

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

