

Appendix A: Comments Received that Do Not Involve Environmental Effects of the Project

From: [Perez, Joselyn](#)
To: [rachelle.rooney](#)
Subject: RE: Snug Harbor Surf Park
Date: June 16, 2025 1:00:00 PM
Attachments: [image001.png](#)

Hello Rachelle,

The City has received your comment and will include it in the EIR.

Sincerely,



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

From: rachelle rooney <shellyrooney64@yahoo.com>
Sent: May 23, 2025 11:04 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.

I vehemently oppose the Snug Harbor Surf Park.

Rachelle Rooney
2301 Anniversary Lane
Newport Beach, Ca 92660

From: [Perez, Joselyn](#)
To: [Charles Spence](#)
Subject: RE: NOTICE OF AVAILABILITY OF DRAFT EIR: Snug Harbor Surf Park Project (PA2024-0069)
Date: June 16, 2025 1:00:00 PM
Attachments: [image001.png](#)

Hello Charles,

The City has received your comment and will include it in the EIR.

Sincerely,



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

From: Charles Spence <cspence0369@icloud.com>
Sent: May 23, 2025 11:06 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Re: NOTICE OF AVAILABILITY OF DRAFT EIR: Snug Harbor Surf Park Project (PA2024-0069)

[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.

How about nooooooo water park near the ocean. Never thought I'd have to say that.. smh
Sent from my iPhone

On May 23, 2025, at 10:51, Perez, Joselyn <JPerez@newportbeachca.gov> wrote:

Dear Interested Party,

You are receiving this email because you previously requested updates or notifications related to the Snug Harbor Surf Park project ([PA2024-0069](#)).

On Friday, May 23, 2025, the Community Development Department released a Notice of Availability (NOA) of the Draft Environmental Impact Report (Draft EIR) for the proposed Snug Harbor Surf Park project. The Project would redevelop the center portion of the Newport Beach Golf Course, located at 3100 Irvine Avenue, into approximately 5-

acres of surfing lagoons, an amenity clubhouse building, and an athlete accommodation building. A detailed project description is available in the Notice of Availability (NOA) and the Draft EIR (linked below).

The NOA includes an invitation for the public, agencies, and interested parties to provide comments on the Draft EIR. The 45-day public comment period runs from **May 23, 2025, through July 7, 2025**. An electronic copy of the NOA and Draft EIR are available online: www.newportbeachca.gov/ceqa with hard copies available to view at City Hall (Bay B) and all City library branches.

Comments on the Draft EIR will be accepted now through July 7, 2025.
Comments must be received via email or in writing by close of business.

Please provide comments to:

Joselyn Perez, Senior Planner

City of Newport Beach, Community Development Department

100 Civic Center Drive, First Floor Bay B

Newport Beach, California 92660

jperez@newportbeachca.gov

949-644-3312

STUDY SESSION

The City will also conduct a Study Session with the Planning Commission at the City Council Chambers on **Thursday, June 19, 2025, at 6:00 p.m.** or soon thereafter. The purpose of the study session is to introduce the project and provide the Planning Commission and the public with the opportunity to learn about the project and request specific information prior to the public hearing. The public can attend the study session to learn about the project, however no action on the Project will be taken at the study session.

Additional information including the staff report and project plans will be available on the Planning Commission webpage prior to the meeting:

<https://www.newportbeachca.gov/government/departments/community-development/planning-division/planning-commission>

Sincerely,

[!\[\]\(248b91fcdac4810ffd15cf33fb6aec6f_img.jpg\)](#)

Joselyn Perez

Senior Planner

Community Development

Department

Office: 949-644-3312

100 Civic Center Drive

Newport Beach, CA 92660

From: [Perez, Joselyn](#)
To: [David Clarke](#)
Subject: RE: NOTICE OF AVAILABILITY OF DRAFT EIR: Snug Harbor Surf Park Project (PA2024-0069)
Date: June 16, 2025 1:01:00 PM
Attachments: [image001.png](#)

Hello David,

The City has received your comment and will include it in the EIR.

Sincerely,



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

From: David Clarke <dcclarke@pacbell.net>
Sent: May 23, 2025 4:22 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Re: NOTICE OF AVAILABILITY OF DRAFT EIR: Snug Harbor Surf Park Project (PA2024-0069)

[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.

upon further review of the project, I've come to the conclusion that the proposed surf park is the best alternative for the space. Proposed retail in that area would have a less positive impact on the community and sense of "open space".

I'd urge our city to move forward with the plan.

Best,

Dave Clarke
Clarke Insurance Agency
CA license: 0B24259
www.ClarkeInsuranceAgency.com
tel: 714-751-4610
cel: 949-629-0432

From: [Perez, Joselyn](#)
To: [fadelliott](#)
Subject: RE: Newport Beach Golf Course-Surf Park
Date: June 16, 2025 1:29:00 PM
Attachments: [image001.png](#)

Hello

Your comment on the EIR has been received.

Thanks,



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

From: fadelliott <fadelliott@earthlink.net>
Sent: June 14, 2025 12:56 PM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Newport Beach Golf Course-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.

Definitely Not !!!

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

From: [Perez, Joselyn](#)
To: [David Wooters](#)
Subject: RE: Newport Beach golf course
Date: June 16, 2025 1:35:00 PM

Hello David,

Your comment on the Environmental Impact Report has been received.

Just to clarify- there is no housing proposed as part of the surf park 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 Wooters <dave@stoyandesign.com>
Sent: June 16, 2025 11:00 AM
To: Perez, Joselyn <JPerez@newportbeachca.gov>
Subject: Newport Beach 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 opposed to a surf park replacing part of the golf course. I will fight this and any additional housing put near there.

David Wooters
20442 Bayview Avenue
Newport bch 92660

Sent from my iPhone

From: [Pete Lewis](#)
To: [Perez, Joselyn](#)
Subject: Wave pool
Date: June 17, 2025 2:40:37 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.

No no no no
Sent from my iPhone

From: [Erik Kristiansen](#)
To: [Perez, Joselyn](#)
Subject: Surf Park
Date: June 17, 2025 4:48:57 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.

Hello Ms. Perez

I am in favor of the surf park and live 1.4 miles away at 2141 Iris place. Any information you can provide to help this development please let me know.

Thank you,

Erik Kristiansen

P.S. I have lived there for 27 years and am married with 3 kids.

From: [Brian Barson](#)
To: [Perez, Joselyn](#); [Stapleton, Joe](#); [Dept - City Council](#)
Subject: Snug Harbor Surf Park Support
Date: June 18, 2025 2:16:18 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.

Good afternoon,

I'm reaching out to voice my support for the Snug Harbor Surf Park project. I live in the nearby Santa Ana Heights neighborhood and welcome this future development to my backyard. I look forward to following its progress through planning and city council as it moves toward approval.

I know that this email is premature as this project is in its infancy from a planning perspective, however I feel that it was important for me to reach out now primarily because there have been a number of different "NIMBY" email chains that I have somehow become a part of that are speaking out against any development of the golf course parcel(s) and pushing my neighbors to sign petitions to "Save Newport Beach Golf Course". I fear that these loud and obnoxious voices are attempting to overwhelm those that support the project but are not necessarily as loud and obnoxious about their support.

Thank you for your time!

Sincerely,
Brian & Ashley Barson

From: [Marshall Lally](#)
To: [Perez, Joselyn](#)
Subject: Support for Snug Harbor. A positive addition to Newport Beach
Date: June 18, 2025 3:58:56 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 Members of the Planning Commission,

As a lifetime resident of Newport Beach, I am writing to express my full support for the Snug Harbor Surf Park project. This proposal blends innovative recreation with our city's strong coastal identity in a way that is both exciting and respectful of the community's character.

The project appears to be thoughtfully planned, and I trust that under your guidance, it will enhance—not disrupt—our city's fabric. I urge you to give it your strong consideration.

Sincerely,

Marshall Lally

Newport Beach Resident

From: [SASHA lopez](#)
To: [Perez, Joselyn](#)
Subject: Snug Harbor Surf Park
Date: June 18, 2025 5:00:39 PM
Attachments: [Screenshot 2025-05-28 at 11.44.16 AM.png](#)

[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 Planning Commissioners,

I'm writing in support of the Snug Harbor Surf Park as a responsible development that aligns with Newport Beach's economic and recreational goals. The proposal presents an opportunity for job creation, tourism diversification, and local spending, all without compromising our city's identity or infrastructure.

It's a project that adds value to the community while complementing our long-term planning goals. I urge you to support its approval.

**Sincerely,
Sasha Lopez
Newport Beach Business Owner**

SASHALOPEZ
949.280.2723
SASHA@PALACEAVE.COM
1001W.17TH.ST.UNITC
COSTAMESACA.92627
WWW.PALACEAVE.COM



From: [Cristina Tuer](#)
To: [Perez, Joselyn](#)
Subject: Support for Snug Harbor Surf Park Project - Opportunities for Youth Programs and Water Safety
Date: June 18, 2025 5:16:51 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 Members of the Newport Beach Planning Commission,

I hope this message finds you well. I am writing to express my strong support for the Snug Harbor Surf Park project and its potential to make a meaningful impact on our community, particularly for youth engagement and water safety education.

Newport Beach has always been a hub for ocean recreation, and the Snug Harbor Surf Park represents a unique opportunity to expand that legacy. In particular, I am excited about the project's potential to offer specialized youth programs that promote both learning to surf and fundamental water safety skills. Augmenting the incredible programs we already have like junior lifeguards.

These programs can provide invaluable experiences for young people, fostering not only athleticism and teamwork but also respect for the ocean and safety practices that are crucial in the water. The park could offer structured surf lessons and safety courses, empowering youth with skills that could last a lifetime and encouraging a new generation of ocean enthusiasts.

Snug Harbor Surf Park will be a positive asset to the community, providing a safe and supportive environment for children and teens to develop critical skills while enjoying our beautiful coastal environment. I urge the Commission to support the project and its potential to enhance recreational opportunities for youth, as well as strengthen water safety awareness throughout our community.

Thank you for considering this important initiative. I am confident that the Snug Harbor Surf Park will be a valuable addition to Newport Beach.

Sincerely,
Cristina Tuer

From: [Victoria Lugo](#)
To: [Perez, Joselyn](#)
Subject: Support for Snug Harbor Surf Park Project - Opportunities for Youth Programs and Water Safety
Date: June 18, 2025 6:51:25 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 Members of the Newport Beach Planning Commission,

I hope this message finds you well. I am writing to express my strong support for the Snug Harbor Surf Park project and its potential to make a meaningful impact on our community, particularly for youth engagement and water safety education.

Newport Beach has always been a hub for ocean recreation, and the Snug Harbor Surf Park represents a unique opportunity to expand that legacy. In particular, I am excited about the project's potential to offer specialized youth programs that promote both learning to surf and fundamental water safety skills. Augmenting the incredible programs we already have like junior lifeguards.

These programs can provide invaluable experiences for young people, fostering not only athleticism and teamwork but also respect for the ocean and safety practices that are crucial in the water. The park could offer structured surf lessons and safety courses, empowering youth with skills that could last a lifetime and encouraging a new generation of ocean enthusiasts.

Snug Harbor Surf Park will be a positive asset to the community, providing a safe and supportive environment for children and teens to develop critical skills while enjoying our beautiful coastal environment. I urge the Commission to support the project and its potential to enhance recreational opportunities for youth, as well as strengthen water safety awareness throughout our community.

Thank you for considering this important initiative. I am confident that the Snug Harbor Surf Park will be a valuable addition to Newport Beach.

Sincerely,
Victoria

From: [Cameron Sinclair](#)
To: [Perez, Joselyn](#)
Subject: Please Approve Snug Harbor – A Safe, Family-Friendly Project
Date: June 18, 2025 9:32:06 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 Commissioners,

As a parent raising children here in Newport Beach, I fully support the Snug Harbor Surf Park proposal. It provides a unique opportunity for our kids to learn and engage in a controlled, safe surf environment—especially valuable for families who want their children to participate in ocean activities with reduced risk.

I believe this project has been responsibly designed and would serve a broad cross-section of our community. I hope you will support its approval.

Warm regards,

Cameron Sinclair
Newport Beach Resident

Sent from my iPhone

From: [Kathy Mader](#)
To: [Perez, Joselyn](#)
Subject: Please no wave pool
Date: June 27, 2025 6:13:34 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.

It makes no sense. On so many levels, it makes no sense. Please listen to the people in this one. The plans do not seem transparent and in the end, very exclusive. The only way to sustain a 50million dollar facility is to charge exclusive prices for exclusive memberships. This is not for everyone. And it is certainly not “old Newport.” Please do the right thing here.

Sincerely,
Kathy Mader

From: [Ray Sanford](#)
To: [Perez, Joselyn](#)
Subject: Formal Opposition to Snug Harbor Surf Park Project (PA2022-219 / EIR No. 2024110238)Dear Mr. Perez: As a resident of Newport Beach, I am writing to express my formal opposition to the proposed Snug Harbor Surf Park Project, which is currently under rev...
Date: July 02, 2025 10:39:46 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.

Raymond Sanford
Sanford.ray@gmail.com

From: [Susan Webb](#)
To: [Perez, Joselyn](#)
Subject: Surf Psrk
Date: July 06, 2025 6:01:43 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.

NO!!!!!!

From: [Scott Grady](#)
To: [Perez, Joselyn](#)
Subject: Snug Harbor Surf Park - EIR Comment Letter
Date: July 06, 2025 6:19:12 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.

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

Subject: Support for the Draft Environmental Impact Report (EIR) for the Snug Harbor Surf Park Project (PA2024-0069)

Dear Ms. Perez,

I am writing to express my strong support for the Snug Harbor Surf Park Project and the Draft Environmental Impact Report (EIR) prepared for it. I believe this project represents a significant and positive development for the City of Newport Beach and the broader community.

The Snug Harbor Surf Park offers a unique and valuable recreational opportunity that will enhance the quality of life for residents and visitors alike. The proposed 7-acre surf lagoon, designed to provide distinct surf areas for all skill levels from beginner to professional, addresses a clear need for accessible and consistent surfing experiences, especially in a region with a strong surfing culture. This facility will allow individuals of all ages to learn and master surfing without the challenges of crowded beaches or unpredictable ocean conditions.

Beyond the direct recreational benefits, the project's comprehensive design, including a three-story amenity clubhouse with a surf academy, fitness facility, retail, and dining options, will create a vibrant community space. The inclusion of athlete accommodation further underscores its potential as a hub for surfing development and tourism. I appreciate the thoroughness of the Draft EIR in addressing potential environmental considerations. The commitment to a full environmental review demonstrates a responsible approach to development, ensuring that any impacts are identified and appropriately mitigated.

The Snug Harbor Surf Park Project is an innovative initiative that promises to cultivate world-class surfers, promote a healthier and more active lifestyle, and provide a new, exciting destination for Newport Beach. I urge the City of Newport Beach to approve this project and certify the Final EIR.

Thank you for your time and consideration of my comments.

Sincerely,
Scott Grady

Scott Grady

EVP Development



4695 MacArthur Court | Suite 700

Newport Beach, CA 92660

M: 949.500.6192

sgrady@trcretail.com

From: [Roger Freeman](#)
To: [Perez, Joselyn](#)
Subject: Against Surf Park
Date: July 06, 2025 11:48:04 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.

I am strongly opposed to the Surf Park project and believe its loss would have a significant negative impact on the local community and for a wide range of demographics.

Roger Freeman
Newport Beach, CA 92660



Virus-free www.avast.com

From: [Honey Jimenez](#)
To: [Perez, Joselyn](#)
Subject: No Surf Park
Date: July 06, 2025 12:41:10 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.

No Surf Park.



Honey Jimenez Schmidt
Made To Jetset Inc. Consulting
Pet Jets Travel Club Services
Founder/Owner/Aviation Consultant
19 Years of Happy Clients!
Tel. +1-949-298-3753
www.petjets.co
www.madetojetset.com
www.petjetstravelclub.com

CONFIDENTIALITY. This email and any attachments are confidential, except where the email states it can be disclosed; it may also be privileged. If received in error, please do not disclose the contents to anyone, but notify the sender by return email and delete this email (and any attachments) from your system.

From: [Treb Heining](#)
To: [Perez, Joselyn](#)
Subject: Surf Park
Date: July 06, 2025 1:19:42 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.

Treb Heining - 20362 Bayview Avenue Newport Beach 92660

I am a 35 year resident at the address listed above and am opposed to this idea of taking out the golf course in favor of a surf park

The negative effects on my neighborhood and surrounding area would be very detrimental and I will do all I can to prevent this project from moving forward

Best Regards, Treb

From: [William Cope](#)
To: [Perez, Joselyn](#)
Subject: NO SURF PARK!!
Date: July 06, 2025 2:10:18 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.

Sent from my iPhone

From: [Virginia Drexler](#)
To: [Perez, Joselyn](#)
Subject: Surf park
Date: July 06, 2025 6:11:04 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.

Please do not change the NB Golf Course to a surf park , housing, or any other very negative impacting ideas as we have lived here since 1972 with the understanding that the area would always remain the same. I vote NO on changes!!! sincerely, Virginia Drexler

[Sent from AT&T Yahoo Mail for iPad](#)

From: [Mike Skibba](#)
To: [Perez, Joselyn](#)
Subject: UNWANTED ATTRACTIONS!
Date: July 07, 2025 9:42:55 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.

NO to SURF PARK!!!

From: [julie2668](#)
To: [Perez, Joselyn](#)
Subject: Too many negative impacts from Surf Park project and would be damaging to me and my community! Julie Davis Dill, 2366 orchid hill place, NB 92660.
Date: July 07, 2025 11:51:04 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.

Sent from my Galaxy