

From: Garrett, Errica
Sent: September 05, 2025 11:25 AM
To: Dept - City Clerk
Subject: FW: Save Newport Beach Golf Course

Errica Garrett
Administrative Assistant to the Mayor and City Council City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

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

From: Nancy Montgomery <baddawghenri@gmail.com>
Sent: September 05, 2025 11:23 AM
To: Planning Commission <planningcommission@newportbeachca.gov>; Dept - City Council
<CityCouncil@newportbeachca.gov>
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Nancy Montgomery

Additional Comments:

Hi Benny,

So glad to be there last night. Very disappointed that we did not know about this sooner!
Is there anything we can do at this point to continue to battle approval?

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Save Newport Beach Golf Course
Date: September 08, 2025 7:49:46 AM

Errica Garrett
Administrative Assistant to the Mayor and City Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

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

From: richard hoagland <dickhoagland@gmail.com>
Sent: September 07, 2025 3:12 PM
To: Planning Commission <planningcommission@newportbeachca.gov>; Dept - City Council
<CityCouncil@newportbeachca.gov>
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

richard hoagland

Additional Comments:

With all your needs for affordable housing---this is a joke

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: My vote is against the surf park in NEWPORT BEACH!!
Date: September 08, 2025 7:49:29 AM
Attachments: [70fb9ada-7bcf-4981-9a4e-722109569b87.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



Errica Garrett

Administrative Assistant to
the Mayor and City Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660



From: Kerns, Denine <Denine.Kerns@elliman.com>
Sent: September 07, 2025 4:28 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: My vote is against the 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.

I am SO against this proposed Surf Park in Newport Beach, when we are blessed with the Pacific Ocean less than a mile away! Not only will we be wasting tons of water on this project, but the traffic it will bring to the neighborhood off Irvine Ave., the noise level it will bring to the area, and the disruption of the surrounding residential neighborhood. Why not somewhere further away from the ocean? not in our back yard!

Denine Kerns

Local realtor for almost 30 years!!



DENINE KERNS

LICENSED REAL ESTATE SALESPERSON

DOUGLAS ELLIMAN REAL ESTATE

Luxury Property Specialist

Service Beyond Your Expectations

DIRECT: 949.662.1633

OFFICE: 949.270.0440

MOBILE: 949.689.7078

Denine.Kerns@elliman.com

12 CORPORATE PLAZA, SUITE 100, NEWPORT BEACH, CA 92660

DRE #: 01248229

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From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Surf park
Date: September 08, 2025 7:49:08 AM

Errica Garrett
Administrative Assistant to the Mayor and City Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

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

From: Kim Bucher <kimbucher@me.com>
Sent: September 07, 2025 7:54 AM
To: Dept - City Council <CityCouncil@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 vote no on the surf park. It's not needed in our area and the location is already heavily trafficked all times of day. It would be much better at the Great Park where there are more tourist/ out of towners places, like the water park and Spectrum. We don't want or need the additional attention in our residential areas.

Thank you,
Kim Bucher
Resident of NB

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Snug Harbor redevelopment
Date: September 05, 2025 3:19:52 PM

Errica Garrett
Administrative Assistant to the Mayor and City Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

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

From: kandydoug <kandydoug@gmail.com>
Sent: September 05, 2025 3:19 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Snug Harbor redevelopment

[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 an over 25 year resident of Newport Beach living in the 3rd District. I recently learned than the planning committee has approve the redevelopment of the Newport Beach golf course into a surf pool.

My first reaction is why build a surf pool when we have the Pacific Ocean providing unlimited waves. It just doesn't make sense. It would be similar to Mammoth Mountain Ski Area building an indoor ski mountain in the town of Mammoth Lakes. Worst case is after a couple of years, the company operating it goes bankrupt and the community is stuck with this ugly useless structure.

The Newport Beach golf course, while not the greatest golf course, provides a great training ground for average golfers and especially for our children. If the driving range is redeveloped, then the only near by public driving range is in Costa Mesa and their driving range is already at capacity. I have an 11 year old daughter, and when she goes to the Newport Beach golf course driving range to practice in the evening, she has to wait for up to 20 minutes to get a spot. Even when she goes to Costa Mesa, she will have up to a 10 minute wait. Now with one less driving range in the area, the wait will be even greater. This does not benefit the community.

I urge you, the City Council, to vote against the approval of the surf pool, and keep our golf course that benefits more residents.

Thanks for your time.

Douglas Burford
1921 Tradewinds Ln.

Newport Beach, CA 92660

From: [Perry, Molly](#)
To: [Mulvey, Jennifer](#); [Farris, Jennifer](#)
Subject: FW: NB liability for override of ALUC rejection of Surf Park
Date: September 05, 2025 2:18:54 PM

I think we are going to have a lot of these.

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

From: Jurjis, Seimone <sjurjis@newportbeachca.gov>
Sent: September 05, 2025 2:18 PM
To: Perry, Molly <MPerry@newportbeachca.gov>
Subject: FW: NB liability for override of ALUC rejection of Surf Park

Hi Molly,

For #22 on the agenda.
Thanks

Seimone Jurjis
Assistant City Manager
Office: 949-644-3282

100 Civic Center Drive
Newport Beach, CA 92660

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

From: Jim Auster <jimauster@hotmail.com>
Sent: September 05, 2025 12:07 PM
To: alucinfo@ocair.com
Cc: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: NB liability for override of ALUC rejection of 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 notify Newport Beach City Council they may be liable for any aircraft related incident if they override ALUC rejection of the Surf Park and any future residential development of Newport Beach Golf Course.
They may also be liable if development interferes with future runway extension.
Existing low density golf course is the only highest best and safest use of that property. Thank you for opposing this inappropriate development of the golf course Jim Auster
20401 Bayview Ave
Newport Beach

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Please vote NO on Snug Harbor Surf Park
Date: September 05, 2025 12:49:08 PM

Errica Garrett
Administrative Assistant to the Mayor and City Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

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

From: aaron@alt007.com <aaron@alt007.com>
Sent: September 05, 2025 12:09 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Please vote NO on Snug Harbor Surf Park

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Please vote NO on Snug Harbor Surf Park

Aaron

Santa Ana Heights Resident

1. Native species
 2. Extended valet location?
 3. Egress onto Irvine - right turn only or crossing Irvine to the left. Another traffic light?
- There were several other issues but presentation was rapid and so did not get all items

Also very concerned about the “other” development of 650 new units off Mesa and that neighborhood impact! Including to the Back Bay.

Let me know if I can help further!

From: Garrett, Errica
Sent: September 05, 2025 10:17 AM
To: Dept - City Clerk
Subject: FW: Save Newport Beach Golf Course

Errica Garrett
Administrative Assistant to the Mayor and City Council City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

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

From: Jeffrey Olsen <jeffolsen2105@outlook.com>
Sent: September 05, 2025 9:40 AM
To: Planning Commission <planningcommission@newportbeachca.gov>; Dept - City Council
<CityCouncil@newportbeachca.gov>
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Jeffrey Olsen

Additional Comments:

From: Garrett, Errica
Sent: September 05, 2025 8:31 AM
To: Dept - City Clerk
Subject: FW: comment re ALUC override

Errica Garrett
Administrative Assistant to the Mayor and City Council City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

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

From: Jim Auster <jimauster@hotmail.com>
Sent: September 05, 2025 8:31 AM
To: Dept - City Council <CityCouncil@newportbeachca.gov>; Perez, Joselyn
<JPerez@newportbeachca.gov>
Subject: comment re ALUC override

[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.

If NB overrides ALUC rejection of Surf Park due to safety concerns NB becomes liable for property damage and personal injury.

Jim Auster
20401 Bayview Ave NB

From: Garrett, Errica
Sent: September 05, 2025 12:20 PM
To: Dept - City Clerk
Attachments: surf park.pdf



Errica Garrett
Administrative Assistant to the
Mayor and City Council
City Manager's Office
Office: 949-644-3004
100 Civic Center Drive
Newport Beach, CA 92660



Garrett, Errica

From: Kellie Randle <krandle@randlecommunications.com>
Sent: September 04, 2025 1:07 PM
To: Planning Commission; Dept - City Council
Cc: Jeff Randle
Subject: surf ranch 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 live on the Peninsula in Newport Beach and am writing to voice my opinion AGAINST the surf park. The community golf course is a beautiful open space that has been there for years. You are completely changing the look and feel of Newport by adding these type of buildings. This is just blocks from the beach, not in the middle of a land locked state. This is a very bad decision for city planning and I hope you will vote against it.

Kellie and Jeff Randle

Garrett, Errica

From: Marjorie Austin <marjaustin@msn.com>
Sent: September 04, 2025 11:54 AM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Marjorie Austin

Additional Comments:

The golf course supports a much needed area of green grass and trees to clean the air. A wave surf park brings lots more traffic, tremendous amounts of chlorinated water offgasing and polluting air quality. The park makes a joke of the serious nature of its surroundings. City hall, library, auditorium. Put the surf park near the beach,. Thanks for thinking this through.

Garrett, Errica

From: Betsy Hall <bhall949@gmail.com>
Sent: September 04, 2025 10:01 AM
To: Dept - City Council
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.

The golf course should be maintained and improved for local use of our citizens. It provides recreation for a broader range of individuals, and maintains valuable open space and protects the natural environment.

A noise, crowded, selective use facility as proposed will not only deny a valuable sports activity for a large group of users , but will increase traffic and mobility in the area. This is especially concerning because it could hinder the response time for emergencies that require action from the immediately adjacent fire station.

Do the right thing for your citizens. DENY THE SURF PARK. Instead, support the beach community, plenty of surf right down the street !

Betsy Hall
Bayview Heights

Garrett, Errica

From: Shauna Amadore <dr.ahaunaamadore@gmail.com>
Sent: September 04, 2025 8:42 AM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Shauna Amadore

Additional Comments:

As a resident of Newport Beach I am adamantly opposed to destroying our golf course to experiment with a wave pool. Newport has fantastic beaches. We do not need a wave pool. We need the existing golf course to be renovated. Please don't allow this inevitable mistake. Do not allow the wave pool to continue.

Garrett, Errica

From: Bonnie Chase <bndchase@yahoo.com>
Sent: September 04, 2025 5:53 AM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

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Sincerely,

Bonnie Chase

Additional Comments:

We support the Newport Beach Golf Course as a vital part of our community. We feel it offers golfing experiences at a reasonable price for our community and visitors. We do not approve the course being torn up for a wave park.

Del and Bonnie Chase

Garrett, Errica

From: Jessica Pino <jessnetzley@gmail.com>
Sent: September 03, 2025 4:47 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Jessica Pino

Additional Comments:

Garrett, Errica

From: Joe Matthews <joewattage@gmail.com>
Sent: September 03, 2025 2:38 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

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Sincerely,

Joe Matthews

Additional Comments:

As a frequent visitor to Newport Beach the golf course and range are an amazing!! Please keep it around.

Garrett, Errica

From: Niki Parker <nikiparker.np@gmail.com>
Sent: September 03, 2025 12:49 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Niki Parker

Additional Comments:

This overdevelopment is not wanted or needed in our community. Please do not approve this wasteful project

Garrett, Errica

From: lisandro Moreira <lisandro.arch@gmail.com>
Sent: September 03, 2025 11:38 AM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

lisandro Moreira

Additional Comments:

My self and family supports golf and the Newport beach golf course!

Garrett, Errica

From: Mark Ford <markford@altec-inc.com>
Sent: September 03, 2025 9:13 AM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Mark Ford

Additional Comments:

I can afford to play at Pelican Hill Golf Course.

So many others cannot. Don't take that away from them. Just visit it for yourself and witness the joy that this low cost activity brings to all people of the community.

Move this to Irvine Park, surfers in Newport already have free access to our beaches.

Garrett, Errica

From: Victoria Cubeiro <mammacub2@reagan.com>
Sent: September 03, 2025 8:45 AM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Victoria Cubeiro

Additional Comments:

These huge projects are not appropriate for family oriented Newport Beach. We already have a surfing beach and the entire coast up to Huntington Beach is for surfing. Artificial parks like this are not sustainable. Please reconsider. Coal to Newcastle.....This is not Idaho.

Garrett, Errica

From: Michael Philipps <michael.philippsmd@gmail.com>
Sent: September 03, 2025 8:04 AM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Michael Philipps

Additional Comments:

The high water and energy consumption of this project are of great concern and make approval in our area of Southern California irresponsible. Also we should not be promoting luxury development over community needs.

Garrett, Errica

From: Fredrick Mancina <rbkingfm@gmail.com>
Sent: September 03, 2025 7:59 AM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Fredrick Mancina

Additional Comments:
Keep the golf course!

Garrett, Errica

From: Jenieve Badajoz <jenievemd@gmail.com>
Sent: September 03, 2025 7:45 AM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Jenieve Badajoz

Additional Comments:
Stop the wave pool

Garrett, Errica

From: Irene Macauley <irene.macauley@gmail.com>
Sent: September 03, 2025 7:31 AM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Irene Macauley

Additional Comments:

From: Jim Auster <jimauster@hotmail.com>
Sent: September 03, 2025 6:51 AM
To: Dept - City Council; Perez, Joselyn
Subject: comments to Planning Commission re 9/4 review of Surf Park EIR
Attachments: Document (6).docx

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Critical Comments on Draft EIR for Surf Park 2024110238

Submitted July 7, 2025 to Planner Joseyn Perez and Newport Beach City Council by

Jim Auster and Merrilee Bliss, 20401 Bayview Ave, Newport Beach

jimauster@hotmail.com merrileebliss@gmail.com 9706187682

Focused Review of "Less Than Significant Impact" Statements and Cumulative Impact Concerns

The following are critical comments on each line item within the Draft Environmental Impact Report (EIR) for Surf Park 2024110238, specifically addressing those where the EIR claims a "less than significant impact." These comments challenge the accuracy of such findings, particularly where they ignore or understate significant cumulative impacts. The loss of the middle parcel of the Newport Beach Golf Course is analyzed as a pivotal factor, given its potential to make the continuation of the golf course unviable and open the door to high-density housing development on holes 3-8.

1. Land Use and Planning

- EIR Finding: Less than significant impact on existing land use and planning.
- Critical Comment: This conclusion fails to account for the substantial disruption caused by the loss of the golf course's middle parcel. The continuity and function of the Newport Beach Golf Course are compromised, effectively rendering the entire course non-viable for continued operations. The EIR should address the domino effect, including the strong likelihood that the remaining holes (3-8) will be redeveloped for high-density housing, dramatically altering the character and land use of the neighborhood. The cumulative effect on open space, recreational amenities, and community character is highly significant and has been ignored.

- The EIR fails to consider the serious contradiction and intentional misinformation included in Surf Park's development application.
- The Surf Park application dishonestly claims that golf will continue on the parcel with holes 3-8.
- Property owners have not given a lease or any written commitment to Surf Park developers for continuation of golf on that parcel.
- In contradiction, the owners have asked Newport Beach to include that parcel on the list sent to CA for 690 units of high-density Element Housing.
- City of Newport Beach has included south golf course parcel on Element Housing list submitted to CA to meet their required numbers of housing units but has accepted and is processing Surf Park application that commits to a continuation of golf on the same parcel.
- Application for housing overlay and rezoning from Recreational Open Space to High Density Residential on south parcel has been made by Newport Beach to California Coastal Commission.
- The City of Newport Beach has submitted an application to the CA Coastal Commission for a housing overlay that will rezone that parcel from recreational open space golf course to allow high-density housing.
- There cannot be both golf and high-density housing on that same parcel.
- Surf Park application must include a long-term lease for golf on south parcel or be withdrawn and resubmitted.
- Housing on south parcel is not speculative, an application for rezoning has been made
- High density housing on south parcel is a significant impact of Surf Park but is not reviewed in EIR.

2. Recreation

- EIR Finding: Less than significant impact on recreational resources.
- Critical Comment: The assertion of minimal impact is misleading. The loss of the middle parcel fragments the golf course, ending the possibility of its continued operation and permanently removing a significant recreational asset from the community. This impact is not only direct but cumulative, as the loss of green space and recreation is compounded by the potential conversion of remaining golf holes into residential development, putting further strain on already limited local recreational resources.
- The Newport Beach Golf Course (NBGC) has been a cornerstone of the community since the 1970s. For generations, it has provided an accessible and affordable recreational option for both locals and tourists. Its long-standing presence has made it a beloved institution in Newport Beach, fostering a sense of community and continuity.
- The NBGC stands out as one of the few affordable and accessible golf courses in the area. The nearby Costa Mesa golf course, while a choice, is overcrowded, slow play, much longer course to play and walk, and more challenging and unsuitable for beginners and children. Additionally, it is much more expensive.
- Other public golf courses in Orange County either fall short in terms of affordability, accessibility, or are simply too far away to be practical alternatives.
- It is important to address the error in the Environmental Impact Report (EIR) map, which incorrectly identifies the nearby Santa Ana Country Club as the Costa Mesa Country Club. This mistake needs to be corrected to ensure the accuracy of the report and misinformation that another public course is nearby.

- The potential loss of the NBGC would have a significant negative impact on the community. Many locals and tourists rely on the golf course for their recreational activities. Its closure would deprive the community of a valuable and cherished resource.
- The NBGC offers a unique advantage with its shorter rounds of golf. Players can enjoy without much waiting nine holes in just 1-1/2 hours or 18 holes in 3 hours, compared to the five- or six-hour rounds at other courses. This makes it an ideal option for those with limited time or those who prefer a quicker game.

3. Population and Housing

- EIR Finding: Less than significant impact on population growth and housing.
- Critical Comment: The EIR fails to acknowledge the true cumulative impact that will arise from the site's likely transition to high-density residential development. Once the middle parcel is lost and the golf course ceases to function, there will be significant pressure to redevelop the remaining land. This will result in an influx of new residents and a substantial change to the local demographic profile, with significant implications for infrastructure, services, and traffic—all of which the EIR does not meaningfully address.
- The Surf Park application claims that golf will continue on the parcel with holes 3-8. However, the property owners have not given a lease to Surf Park developers for golf on that parcel.
- Additionally, the owners have asked for Newport Beach to include that parcel on list sent to CA for 690 units of high-density Element Housing.
- The City of Newport Beach has submitted an application to the CA Coastal Commission for a housing overlay that rezones that parcel for high-density housing. There cannot be both golf and high-density housing on that same parcel.
- EIR fails to consider this serious contradiction and intentional misinformation included in Surf Farm's development application.
- Surf Park should be required to resubmit application and start the process over..

4. Aesthetics and Visual Resources

- EIR Finding:
- Less than significant impact on visual character of the site.
- Critical Comment: The transformation from open green space to Surf Park and high-density housing dramatically alters the visual landscape and aesthetic value of Newport Beach. The EIR overlooks the collective significance of losing both the immediate scenic qualities of the golf course and the broader sense of openness and identity associated with the site. The cumulative loss of visual resources is significant and irreversible.

5. Traffic and Circulation

- EIR Finding: Less than significant impact on local traffic and circulation.
- Critical Comment: This finding is unsupported, as the redevelopment of the site for housing will substantially increase vehicular traffic, exacerbate congestion, and strain existing roadways. The EIR analysis ignores cumulative traffic impacts arising from both the new Surf Park and potential residential development, which together pose a significant burden on local infrastructure.

6. Noise

- EIR Finding: Less than significant impact on ambient noise levels.
- Critical Comment: The EIR fails to consider the combined noise impacts from the Surf Park, construction activities, and increased population density resulting from new housing. The cumulative noise effect on neighboring communities, both in the short-term (construction) and long-term (increased activity), is potentially significant and understated in the EIR.
- Surf Park customers will be subject to extreme high noise from flights taking off and landing directly overhead which will negatively affect surfers critical focus on surfing, disturb observers, restaurants users, and hotel accommodation guests.
- With 65-70-75 db and higher noise level this site is unsuitable for Surf Park.
- With \$50,000,000 construction cost, lease, interest, operating cost, energy cost, insurance, etc high noise level to Surf Park customers is an impact that is not in EIR.
- With high noise Surf Park may be unpopular, fail to be profitable and be shut down with permanent impacts from terrain modification, irreplaceable loss of golf course, and inevitable residential and commercial development of the site that needs to be considered as an impact by EIR

7. Air Quality

- EIR Finding: Less than significant impact on local air quality.
- Critical Comment: The assessment disregards the cumulative and long-term air quality impacts from the loss of green space, increased vehicular traffic, and dense housing development. With fewer trees and open areas to buffer pollution, and more cars and construction activity, air quality is likely to worsen rather than remain insignificant.

8. Biological Resources

- EIR Finding: Less than significant impact on biological resources
- Critical Comment: The EIR's conclusion is inaccurate, as the cumulative loss of open space and mature landscaping will degrade local habitat for birds and other wildlife. The transition from golf course to urban development results in a net loss of biodiversity and ecosystem services, which is a significant adverse impact ignored by the current analysis.

9. Hydrology and Water Quality

- EIR Finding: Less than significant impact on surface water and drainage.
- Critical Comment: With the loss of permeable golf course land and the addition of impervious surfaces from new development, the cumulative impact on stormwater runoff, drainage, and water quality will be substantial. The EIR does not adequately address the risk of flooding and pollution that will be exacerbated by the proposed land use changes.

10. Archeological Impacts

- The Surf Park's Draft Environmental Impact Report notes existing archaeological concerns.
- Screening excavated material from the site for artifacts and human remains would raise construction costs and extend the timeline.
- With a \$50 million investment, these added expenses could threaten the project's financial feasibility and complicate availability of financing.

11. Utilities and Service Systems

- EIR Finding: Less than significant impact on utilities and services.
- Critical Comment: The EIR minimizes the demands that a high-density housing development will place on water, sewer, energy, and public services. The cumulative effect of increased population and loss of open space is likely to overwhelm existing systems, leading to service disruptions and costly infrastructure
- The surf park will use many times more electrical power than can be collected by the planned number of solar panels with a significant impact of power consumption.
- The reflected light and appearance of those solar panels will impact the view from Irvine Ave and the surrounding neighborhood.
- The installation of solar panels can have unintended consequences on aviation safety, particularly at John Wayne Airport. The reflection from solar panels has the potential to blind pilots during their final approach, posing a significant risk to flight operations. This issue necessitates careful consideration if there is any orientation of panels and mitigation strategies to ensure that the benefits of solar energy do not compromise the safety of air travel.

12. Impacts to John Wayne Airport

- The long-term plan for expansion of the runway at John Wayne Airport (JWA) onto the County-owned back nine raises several safety and environmental concerns. The proximity of the Surf Park and housing developments closer to the end of the runway will result in excessive unacceptable noise levels for Surf Park users and residents and pose significant unacceptable unmitigated risks in the crash zone that includes all of NBGC.
- There is no increased safety risk with no development, existing golf course is low density use, is the safest, and is only appropriate land use for this property directly under the John Wayne Airport flight path.'
- In response to a runway overrun FAA may mandate JWA runway extension as a requirement to keep JWA open.
- But if runway extension is unsafe and is blocked by development of Surf Park and housing on middle and south parcels both Surf Park and 690 units of housing would have to be removed at enormous expense to the County.
- Additionally, as said above the installation of solar panels will reflect direct sunlight and unavoidably blind pilots during their final approach, compromising aviation safety.
- These factors highlight the need for a thorough assessment and mitigation strategies to ensure the safety and well-being of the airport and surrounding community.

13. Financial Viability and Economic Impact

- EIR does not study the financial feasibility of the project and the impact on the property, the community, and the local economy if it fails.

- EIR has no information whether proper market research study has been done for expensive artificial surfing a few miles from free world-class surfing in Newport Beach. Other similar surf projects are in dry inland areas with no natural surfing.
- Local surfers are unlikely to pay \$200/hr to use Surf Park when there is free natural surfing nearby. Surf Park may become an embarrassment and bad joke on public media for any local or tourist who admits to using it.
- Presumption of Surf Park developers that tourist will come to Newport Beach for artificial surfing is unsupported and may be incorrect.
- Surf Park may be a scheme by landowners just to kill the golf course and open south parcel for high density high profit housing regardless of, considerable risk of financial failure, loss of golf course, and the significant impacts of the project.
- Artificial surfing may be an embarrassment to Newport Beach as a tourist attraction and its reputation for great real surfing on miles of beautiful beach.
- There is substantial risk of financial failure from \$50,000,000+ investment, high lease cost, high interest rates, high operational cost, high energy cost, and much less demand for artificial surfing in Newport Beach than can be assumed or hoped for by project developers and investors.
- The consequence of financial failure is loss of all potential positive economic benefits of Surf Park listed in EIR, permanent irreplaceable loss of the Newport Beach Golf Course for recreation, and opening the site for higher impacts of housing and commercial development
- All these impacts must be reviewed to ensure a thorough understanding of the financial risk of Surf Park and the potential consequences it fails.

Conclusion

The Draft EIR for Surf Park 2024110238 systematically understates or ignores significant cumulative impacts across all major categories. The loss of the golf course's middle parcel is a pivotal event with far-reaching consequences, making the continuation of golfing operations unviable and setting the stage for high-density residential development. This will have profound and lasting effects on land use, recreation, aesthetics, infrastructure, and the environment. The EIR must be revised to fully and transparently address these impacts, backed by thorough cumulative impact analysis and community input.

Surf Park's many impacts and the risk of any development of Newport Beach Golf Course to the community and to operations and aviation safety at John Wayne Airport make keeping the existing golf course the **highest and best use** of the property. The landowners built the golf course for profit and public enjoyment and after fifty years continue to make a substantial return on their investment. They made a long-term commitment to public recreation by building this golf course in this location and have no need or justification to now increase their profit by destroying the golf course and developing the property for other uses. Many generations of the community have enjoyed and are

dependent for recreation at this location with no similar facility or practical recreational alternative and replacement for Newport Beach Golf Course.

The cumulative impact of so many “less than substantial” impacts in EIR report leaves the only reasonable choice is **no development and no impacts** as recommended by **EIR, 8.9**.

“Therefore, pursuant to CEQA, the No Project/No Build Alternative has been identified as the Environmentally Superior Alternative”

Garrett, Errica

From: Tabitha Chappelle <tabithachappelle@gmail.com>
Sent: September 02, 2025 11:30 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Tabitha Chappelle

Additional Comments:

I oppose the plan to bulldoze the Newport Beach Golf Course for a financially speculative wave pool project, or whatever is truly happening with this proposal. The Newport Beach Golf Course has created a place for young and old to learn the life lessons of golf. One of those people being my son. I am so grateful this place exists. My son adores golf, but my single mom budget doesn't allow for the more luxurious golf courses that are prevalent in NB. This golf course has allowed me to let him continue practicing at the driving range or play a round with his friends. I love that you do not need a fancy membership to do something you love. Please keep the Newport Beach Golf Course for the young, the old, the veterans, the students, the single parents stretched thin, the families on a budget, tourists and family visiting from out of town. This golf course is so important to all of our NB Schools! Please let this course continue to be a part of our lives. Tabitha.

Garrett, Errica

From: Ernesto Banta <erniebanta@yahoo.com>
Sent: September 02, 2025 10:47 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Ernesto Banta

Additional Comments:

Please save the Newport Beach Golf Course

Garrett, Errica

From: Lorian Petry <lorianpetry@hotmail.com>
Sent: September 02, 2025 10:03 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Lorian Petry

Additional Comments:

Why is it necessary or even advisable to put a surf park just off the coast of one of the most sought after surfing areas of California? I can understand one in Fresno, but definitely not Newport Beach.

Garrett, Errica

From: Mary Ann Bruce <mabruce40@gmail.com>
Sent: September 02, 2025 9:20 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Mary Ann Bruce

Additional Comments:

Do not need another wave park!

Garrett, Errica

From: Christine Luetto <crisluetto@hotmail.com>
Sent: September 02, 2025 8:23 PM
To: Dept - City Council
Subject: Yes to the 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.

Newport Beach City Council
100 Civic Center Drive
Newport Beach, CA 92660

Dear Mayor and Council Members,

I have been proud to call Newport Beach home for more than fifty years, and as a long-time Dover Shores resident, I am writing from the heart to share my support for two community treasures: our surf camp and the 9-hole course on Irvine Avenue.

These are not just recreational programs—they're part of what makes Newport Beach such a special place to raise a family and build a life. The surf camp gives our kids the chance to grow up with the ocean as their classroom, learning confidence, respect, and joy from the waves. And the 9-hole course on Irvine Avenue has the potential to be a gathering place where families, neighbors, and friends can come together in a healthy, active, and accessible way.

Our city has grown and changed over the years, but it is programs like these that keep our community grounded in what really matters—families, outdoor living, and shared experiences. I truly believe Newport Beach will be stronger and more connected if we continue to support them.

Thank you for listening and for your service to our community.

Warm regards,

Garrett, Errica

From: Vanessa Vo <vanessa.vo0914@gmail.com>
Sent: September 02, 2025 7:50 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Vanessa Vo

Additional Comments:

Please do not bulldoze our golf course! The course has been there for years, and in those years I have played on it countless times. If you remove the course you will also be removing my memories. So once again, please do not remove the golf course!

Garrett, Errica

From: Mike Toal <michael.toal@calbt.com>
Sent: September 02, 2025 7:30 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

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Sincerely,

Mike Toal

Additional Comments:

Please do not destroy the only affordable golf course in the area when we have a coastline of waves already. Thanks

Garrett, Errica

From: Mary Allyn Dexter <maryallyn.dexter@gmail.com>
Sent: September 02, 2025 6:51 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

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Sincerely,

Mary Allyn Dexter

Additional Comments:

Please keep the golf course as is. Newport has genuine waves. It does need this.

Garrett, Errica

From: marie douglass <momdouglass@gmail.com>
Sent: September 02, 2025 6:50 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

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Sincerely,

marie douglass

Additional Comments:

no on the surf pool! Keep the Golf Course!

Garrett, Errica

From: Christine Pappas <bradpap@prodigy.net>
Sent: September 02, 2025 6:44 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Christine Pappas

Additional Comments:

No need for a commercial wave enterprise when the ocean is steps away. Preserving our public golf course is most important!

Garrett, Errica

From: Katherine Meleski <Kmeleski@sbcglobal.net>
Sent: September 02, 2025 6:37 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Katherine Meleski

Additional Comments:

Garrett, Errica

From: Ray Hart <ray@rhgc.cc>
Sent: September 02, 2025 6:35 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Ray Hart

Additional Comments:

Good afternoon Chairman Harris and Planning Commission Members,

Does the city intend to have a income stream (profit) from this operation?

For those of us who do not know this fact;

A government's profit is not measured in dollars and cents, a government's profit is measured in good governmental services, good roads, good fire and police departments.

Good schools, community activities, libraries, parks, sports fields and courts, after school, weekend and summer activities.

I do not intend to have the city be your babysitter, I mean family activities.

Where will we commoners that do not what to or have the resources to pay for expensive memberships and high round fees go to play golf ?

Good governmental services would be Newport Beaches profit for (all of us) our community.

Where will the School golf squad practice and learn. I'm pretty sure the NHHS Surf Team practices and learns about surfing just 4.5 miles away, in the OCEAN..

I have heard the City of Newport Beach does not own this parcel of land in question.

If this is true the first order of business on the Planning Commission's agenda should be make a plan for the City to purchase this property in order to secure this community asset.

If this parcel is not for sale, I'm sure the city has exercised it's Eminent Domain Authority in the past.

This time it would be for the good of the community and not for the benefit of an investment group's P&L statement.

Save our Golf Course for us, the people, ALL the people.

In all sincerity,

Ray Hart

949 795 1122

Garrett, Errica

From: William Manclark <manclark01@gmail.com>
Sent: September 02, 2025 6:31 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

William Manclark

Additional Comments:

We live 3 miles from the ocean plenty of surfing there current location is being utilized by many many people it's more useful as a golf course than it is a stupid swimming pool that no one will be swimming in in the dead of winter

Garrett, Errica

From: Moniqua Christensen <moniquac@yahoo.com>
Sent: September 02, 2025 6:22 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Moniqua Christensen

Additional Comments:

Save the Newport Beach Golf Course as it's a better use of land, esthetically more appealing and enjoyable for families as well as environmentally better use of land. PEOPLE BEFORE PROFITS!

Garrett, Errica

From: Maureen McCarthy <lidomo@aol.com>
Sent: September 02, 2025 6:01 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Maureen McCarthy

Additional Comments:

Please don't forget waste water on this project!
Save the golf course

Garrett, Errica

From: Gregory DiRocco MD <gdiroccomd@yahoo.com>
Sent: September 02, 2025 5:59 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Gregory DiRocco MD

Additional Comments:
Save the golf course!

Garrett, Errica

From: Karen Knoche <karen@primepacific.com>
Sent: September 02, 2025 5:44 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Karen Knoche

Additional Comments:

The golf course caters to an older population, while a wave park caters to the youthful. We oldest have paid taxes for years and should not be denied needed recreational activities. Youth can go to the ocean!

Garrett, Errica

From: Tim Sarell <timsarell@yahoo.com>
Sent: September 02, 2025 5:20 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Tim Sarell

Additional Comments:

We live next to a beautiful ocean. Please don't take away peoples' outlet to get outside and play some golf. Waste of space and money.

Thank you.

Garrett, Errica

From: Scott Downie <sdjoking@yahoo.com>
Sent: September 02, 2025 5:17 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Scott Downie

Additional Comments:

Garrett, Errica

From: Kimberly Kistler <kdkistler@gmail.com>
Sent: September 02, 2025 5:09 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Kimberly Kistler

Additional Comments:
Don't build a surf patk

Garrett, Errica

From: Nancy Montgomery <baddawghenri@gmail.com>
Sent: September 02, 2025 4:48 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

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Sincerely,

Nancy Montgomery

Additional Comments:

Bad idea all the way around

Garrett, Errica

From: Ethan Lyn <ethan.m.lyn@gmail.com>
Sent: September 02, 2025 4:15 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Ethan Lyn

Additional Comments:

Garrett, Errica

From: Leslie Raasch <ocfoodsnob@hmail.com>
Sent: September 02, 2025 4:11 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Leslie Raasch

Additional Comments:

A wave park is a completely irresponsible choice! Do not move forward with this project

Garrett, Errica

From: villavaldez@icloud.com
Sent: September 02, 2025 4:00 PM
To: Planning Commission
Cc: Dept - City Council
Subject: No 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,

I'm writing to express strong support for keeping the current golf course in place and to oppose the proposed construction of a wave pool.

My family and I golf on that course every week, and it's an important recreational and community space for us.

Additionally, we already have a beach just two miles away, making the new proposal unnecessary. Please count this as a vote to **keep the golf course** and **say no to the wave pool**.

Thank you for your time and consideration.

Sincerely,

Brandy Valdez



www.bcandy.com
facebook.com/b.candy.oc
@bcandy_oc #bcandy

Garrett, Errica

From: Emery Rust <emeryrust@gmail.com>
Sent: September 02, 2025 3:57 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Emery Rust

Additional Comments:

Garrett, Errica

From: S Asik <selasik@gmail.com>
Sent: September 02, 2025 3:30 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

S Asik

Additional Comments:

respect the community's choice and reject the wave park— Save the Newport Beach Golf Course!!

Garrett, Errica

From: Kelly O'Connor <ocdvinc@gmail.com>
Sent: September 02, 2025 3:22 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

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Sincerely,

Kelly O'Connor

Additional Comments:

Save the Newport Beach golf course!

Garrett, Errica

From: Steve Tate <Tatertot845@gmail.com>
Sent: September 02, 2025 3:16 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Steve Tate

Additional Comments:

22 years, once a week I played there...

Garrett, Errica

From: Roma Braun <pacificpaws@verizon.net>
Sent: September 02, 2025 3:14 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Roma Braun

Additional Comments:

Garrett, Errica

From: Lucy Bussman <lucy.bussman@gmail.com>
Sent: September 02, 2025 3:09 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Lucy Bussman

Additional Comments:

Garrett, Errica

From: Shane Goulding <Shanegoulding@gmail.com>
Sent: September 02, 2025 3:06 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Shane Goulding

Additional Comments:

Getting rid of an affordable golfing option in an area that is almost unaffordable to live in would be a travesty.

Garrett, Errica

From: Laura McCants <lauramccants@cox.net>
Sent: September 02, 2025 3:02 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Laura McCants

Additional Comments:

I believe this is a terrible waste of water that is supposed to be for the residents of Newport Beach. I also believe that pool will be full of

Oil and jet fuel from the airplanes taking off, the same the houses are that are in the flight path from the airport.

Garrett, Errica

From: Carol Rinderknecht <rinderbythebay@gmail.com>
Sent: September 02, 2025 2:57 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Carol Rinderknecht

Additional Comments:

not a good use of resources whrn we are literally a mile from the Pacific Ocean

Garrett, Errica

From: Dave Cousyn <davecousyn@yahoo.com>
Sent: September 02, 2025 2:56 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Dave Cousyn

Additional Comments:

Please keep this amazing recreational resource in Newport Beach. Don't be guilty of erasing a piece of Newport History.

Garrett, Errica

From: Morgan McGee <mcgee.morgan@gmail.com>
Sent: September 02, 2025 2:49 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Morgan McGee

Additional Comments:

Garrett, Errica

From: Duranne Collins <tealduranne@gmail.com>
Sent: September 02, 2025 2:41 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Duranne Collins

Additional Comments:

Garrett, Errica

From: john petry <JOHNCPETRY@HOTMAIL.COM>
Sent: September 02, 2025 2:39 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

john petry

Additional Comments:

There are more golfers than surfers.

Garrett, Errica

From: Michael Hennings <michaelchennings@gmail.com>
Sent: September 02, 2025 2:39 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Michael Hennings

Additional Comments:

Garrett, Errica

From: Jim Symes <jtsymbo@yahoo.com>
Sent: September 02, 2025 2:36 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Jim Symes

Additional Comments:

Garrett, Errica

From: John Ferraro <johnferraro1@mac.com>
Sent: September 02, 2025 2:36 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

John Ferraro

Additional Comments:

We have miles of coastline available here in Newport Beach. There's no reason on earth to take away the heart of the back bay with the golf course demolition. It would be a huge loss to the community and for all age brackets concerned from ages 5 to 95. It's a haven of rest and relaxation for thousands of golfers

Garrett, Errica

From: Henry Robles <sarobles@verizon.net>
Sent: September 02, 2025 2:34 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Henry Robles

Additional Comments:

Please! NO WAVE PARK! We Love The Golf Course! It's THE BEST! Surfers PLEASE USE OUR FINE BEACHES..... PLEASE

Garrett, Errica

From: Scott PICKARD <1scottp@gmail.com>
Sent: September 02, 2025 2:28 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Scott PICKARD

Additional Comments:

Green grass, open space, 80 plus jobs. Keep the golf course! I surf and shape boards and have been to the Palm Springs wave pool! Excessive noise, fake waves and empty 70% of the time. Please don't allow special interests to take away a community favorite!

Thank you.

Garrett, Errica

From: Daune Finke <dauneff@gmail.com>
Sent: September 02, 2025 2:27 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Daune Finke

Additional Comments:

We do not need a surf park. We have entire ocean for surfing that is less than a 10 minute drive from the golf course. We need more golf course in Orange County not less!!! The community wants golf courses - that is why tee times fill up in advance every week. What are the metrics used to show the consumer need for this wave pool surf project?

Garrett, Errica

From: Scott Miller <scottiedog98@yahoo.com>
Sent: September 02, 2025 2:22 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Scott Miller

Additional Comments:

No to any redevelopment, save Newport Golf course!

Garrett, Errica

From: Minnie Ballard <minnie.ballardelectric@gmail.com>
Sent: September 02, 2025 2:22 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Minnie Ballard

Additional Comments:

Why take away the only public affordable golf course in Newport Beach. The traffic will be a definite impact for the area. Why surf in a pool when you have a big beautiful ocean available? Thank you for your time and help!

Garrett, Errica

From: Jerome Soitel <jerome@trintraders.com>
Sent: September 02, 2025 2:18 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Jerome Soitel

Additional Comments:

My grand father teach my father and my father teach me and I teach my kids. This is the same story apply to most of us. A project like that don't feet into the environment.

Garrett, Errica

From: Kel Garrett <kg247ca@gmail.com>
Sent: September 02, 2025 2:13 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Kel Garrett

Additional Comments:

Traditionally golf courses enhance the neighborhoods where they are built, the wealthiest in the upper levels of social economic standards across all ethnic groups have bought homes amongst golf courses. This is definitely obvious in cities such as Palm Springs CA, Scottsdale AZ, Palm Beach FL, and so on. Newport Beach falls into that category of cities, where more affluent people will buy homes around golf courses, which in turn brings people of similar socioeconomic thinking into the same areas. On the other hand, Surfers have a good reputation as athleticism and sports minded people, their communities are within the lower socioeconomic areas of society, they generally live beyond their means and have a poor reputation for drug use. In summation, there isn't any similarities between these two types of people who operate at different levels of thinking and business sense. They are both at extreme ends of the social economic spectrum of society. The golfer is by far and away the most accomplished person in that specific area of society. Thank you.

Sincerely,
Kel Garrett

Garrett, Errica

From: Marjorie Adams <marjorie.adams13@gmail.com>
Sent: September 02, 2025 2:11 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Marjorie Adams

Additional Comments:

I strongly oppose the plan to create a wave park on the current site of Newport Beach Golf Course! It makes no sense to build such a facility in a city which has excellent, natural waves a short distance away. I also oppose this project due to the high volume of water it will require. SoCal is an area of perpetual drought and this scarce resource should be protected, not squandered. Newport Beach Golf Course and its amenities have served the community well over its tenure. It is a local, family-oriented facility which provides an affordable place to learn, practice and enjoy the game of golf. I do not agree with replacing it with an exclusive, expensive, unnecessary wave park.

Garrett, Errica

From: Nancy Hernandez <nancyjhernandez@live.com>
Sent: September 02, 2025 2:10 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Nancy Hernandez

Additional Comments:

Please, just keep the beautiful green grass golf course.

Garrett, Errica

From: Louis DeSandro <loudesandro@yahoo.com>
Sent: September 02, 2025 2:06 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Louis DeSandro

Additional Comments:
Listen to the people.

Garrett, Errica

From: Drue Coberly <druecoberly@icloud.com>
Sent: September 02, 2025 2:05 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Drue Coberly

Additional Comments:

Garrett, Errica

From: Kel Garrett <kg247ca@gmail.com>
Sent: September 02, 2025 2:05 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

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Sincerely,

Kel Garrett

Additional Comments:

Traditionally golf courses enhance the neighborhoods where they are built, the wealthiest in the upper levels of social economic standards across all ethnic groups have bought homes amongst golf courses. This is definitely obvious in cities such as Palm Springs CA, Scottsdale AZ, Palm Beach FL, and so on. Newport Beach falls into that category of cities, where more affluent people will buy homes around golf courses, which in turn brings people of similar socioeconomic thinking into the same areas. On the other hand, Surfers have a good reputation as athleticism and sports minded people, their communities are within the lower socioeconomic areas of society, they generally live beyond their means and have a poor reputation for drug use. In summation, there isn't any similarities between these two types of people who operate at different levels of thinking and business sense. They are both at extreme ends of the social economic spectrum of society. The golfer is by far and away the most accomplished person in that specific area of society. Thank you.

Sincerely,
Kel Garrett

Garrett, Errica

From: Philip Mock <pmock33@gmail.com>
Sent: September 02, 2025 2:05 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Philip Mock

Additional Comments:

Save the Newport Beach Golf Course!!

Garrett, Errica

From: Griffen Gout <griffengout@gmail.com>
Sent: September 02, 2025 1:56 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Griffen Gout

Additional Comments:

This plan for a wave pool makes no sense when there are miles of beach 15 minutes away. To take away local favorite for those looking to golf with friends or take their younger kids to learn how to golf would be a shame.

Garrett, Errica

From: Jeff Levine <gojbar@yahoo.com>
Sent: September 02, 2025 1:49 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Jeff Levine

Additional Comments:

This plan to build a giant pool of water in an ongoing drought makes no sense. Let's provide ongoing recreation to a large group of people that wish to be active. Including the youth of the area. There's a giant ocean to surf. There isn't a similar alternate option for these young golfers. All points that I'm sure have been conveyed. Maybe let's follow the money. Who are the funds behind this proposed project and what's the link to the commission. Seems suspect.

Garrett, Errica

From: David Sonke <davesonke@gmail.com>
Sent: September 02, 2025 1:44 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

David Sonke

Additional Comments:

I oppose the plan to replace the golf course with a wave pool due to many unknowns, mostly with revenue replacement and management. Please do not allow this to happen.

Garrett, Errica

From: Todd Court <tcorocks@gmail.com>
Sent: September 02, 2025 1:42 PM
To: Sam Pulino
Cc: Planning Commission; benny@keepnbgolfcourse.com; Dept - City Council; Julie Pulino
Subject: Re: Newport Beach Golf Course agenda item

[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.

Very well said.

On Tue, Sep 2, 2025 at 1:14 PM Sam Pulino <sampulino@gmail.com> wrote:

Dear Planning Commissioners, I want to voice my opinion that Newport Beach NEEDS the Newport Beach Golf Course and DOES NOT need a wave pool.

Young and old alike visit the NBGC in high numbers daily! It is a local treasure that should remain as is and improved, not bulldozed under. NBGC is the only affordable venue for golf in the area. A place where people congregate around a shared love for the game. A place where some can take a parent, child and grandchild all at the same time. A place that builds lasting memories of time well spent with those most important to us. Golf makes the world smaller and that is what we need in this day and age.

With world class beaches just minutes away, there is no need for a wave/water park, which is a speculative venture at best.

I urge you to reject this unnecessary development. Thank you! Sam Pulino

Sam Pulino
441 Fernleaf Ave
Corona Del Mar, Ca 92625
925-200-0947 cell
Sent from my iPhone by voice, please disregard any misspellings

Garrett, Errica

From: Linda Oeth <linda.oeth@gmail.com>
Sent: September 02, 2025 1:40 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Linda Oeth

Additional Comments:
Corona Del Mar

Garrett, Errica

From: Thach Vo <thachvo.trantruc@gmail.com>
Sent: September 02, 2025 1:39 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Thach Vo

Additional Comments:

Golf is a practical, inclusive sport that serves people of all ages and brings real value to our community. Surfing, while unique, is not realistic for most residents and would limit access to recreation.

Garrett, Errica

From: Linda Oeth <linda.oeth@gmail.com>
Sent: September 02, 2025 1:38 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Linda Oeth

Additional Comments:
Corona del Mar

Garrett, Errica

From: Roberta SCHMIDT <Bertams@msn.com>
Sent: September 02, 2025 1:34 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Roberta SCHMIDT

Additional Comments:

Newport Beach has a beautiful natural surf shoreline. We would be remiss to try and duplicate it with an artificial surf environment that could result in an engineering and future mechanical "breakdowns". Why ruin a natural site with an artificial and unnecessary surf environment that cannot ever replace the beautiful shores of Newport Beach. You cannot fool Mother Nature by trying to create her image!

Garrett, Errica

From: Gary Ranes <zone24@att.net>
Sent: September 02, 2025 1:26 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Gary Ranes

Additional Comments:

No to the wave pool project

Garrett, Errica

From: Steven Wade <4wades1@verizon.net>
Sent: September 02, 2025 1:22 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Steven Wade

Additional Comments:

I oppose the Wave Pool Project.

Garrett, Errica

From: Richard Clayton <richgclayton@gmail.com>
Sent: September 02, 2025 1:21 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Richard Clayton

Additional Comments:

The only public golf course in Newport must be saved. Thank you.

Garrett, Errica

From: Karolyn McCart <karolynmccart@yahoo.com>
Sent: September 02, 2025 1:19 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Karolyn McCart

Additional Comments:

If you want waves, go to the beach!! Save the golf course and Original Pizza!

Garrett, Errica

From: Karen Carlson <kkc2616@aol.com>
Sent: September 02, 2025 1:18 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Karen Carlson

Additional Comments:

Garrett, Errica

From: Kristi Jackson <kdkjackson@yahoo.com>
Sent: September 02, 2025 1:15 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Kristi Jackson

Additional Comments:

I am wholeheartedly against the proposed surf park in Newport Beach. As a 25-year resident of the Dover Shores area, I drive past this area nearly every day. The increase in traffic notwithstanding, the sheer amount of concrete and structural mass which would displace the existing green landscape would forever change the neighborhood and disrupt life for thousands of us who live nearby. Our gorgeous Newport Beach natural-ocean waves and sand are just a short drive from this proposed surf park - not to mention there is a major habitat for thousands of birds and aquatic wildlife all of which currently thrive in the Upper Newport Bay nature preserve just a few hundred yards away as well. Building something massive and disruptive to our neighborhood - when we are so close to the best natural alternative is wrong. Please listen to your tax-paying citizens and neighbors and stop this project.
thank you

Garrett, Errica

From: Sam Pulino <sampulino@gmail.com>
Sent: September 02, 2025 1:15 PM
To: Planning Commission
Cc: benny@keepnbgolfcourse.com; Dept - City Council; Julie Pulino
Subject: Newport Beach Golf Course agenda item

[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 want to voice my opinion that Newport Beach NEEDS the Newport Beach Golf Course and DOES NOT need a wave pool.

Young and old alike visit the NBGC in high numbers daily! It is a local treasure that should remain as is and improved, not bulldozed under. NBGC is the only affordable venue for golf in the area. A place where people congregate around a shared love for the game. A place where some can take a parent, child and grandchild all at the same time. A place that builds lasting memories of time well spent with those most important to us. Golf makes the world smaller and that is what we need in this day and age.

With world class beaches just minutes away, there is no need for a wave/water park, which is a speculative venture at best.

I urge you to reject this unnecessary development. Thank you! Sam Pulino

Sam Pulino
441 Fernleaf Ave
Corona Del Mar, Ca 92625
925-200-0947 cell
Sent from my iPhone by voice, please disregard any misspellings

Garrett, Errica

From: John Rhodes <jrsbalboa@juno.com>
Sent: September 02, 2025 1:10 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

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Sincerely,

John Rhodes

Additional Comments:

Has the traffic and parking study been completed? What is the change in tax base from the old established golf course to the new wave pool? Have both commercial and resident neighbors had the option to provide comments and, if so, what forum and what action was taken?

Garrett, Errica

From: Emily Milner <milner.emilyloren@gmail.com>
Sent: September 02, 2025 1:08 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Emily Milner

Additional Comments:
Please save our course!

Garrett, Errica

From: Britta Kvinge Pulliam <Brittascafe@aol.com>
Sent: September 02, 2025 1:08 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

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Sincerely,

Britta Kvinge Pulliam

Additional Comments:
Please - no wave park

Garrett, Errica

From: Linda Giedt <lclemensgiedt@gmail.com>
Sent: September 02, 2025 1:07 PM
To: Planning Commission; Dept - City Council; Perez, Joselyn; Jurjis, Seimone; Murillo, Jaime
Subject: Snug Harbor - Please vote no

[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 Mayor Joe Stapleton & fellow Newport Beach City Council Members:

Dear Tristian Harris, Chairperson & fellow Newport Beach Planning Commission Members:

Please vote NO on the Snug Harbor Surf Park project.

Snug Harbor's plan states that only the center portion of the NBGC will be replaced. That center portion contains the most important part of the golf course and the absolute HEART of what MAKES the golf course and human interaction thrive!

The Newport Beach Golf Course provides an open and affordable recreation option for **ALL** ages and income levels. Snug Harbor will be a huge **RESORT** that will serve a niche demographic that can afford the **six figure membership fees** and expensive public surfing rates.

Replacing the golf course with a surf park would trade inclusive recreation for a **luxury amenity** that serves a smaller, more specialized group. There are millions more golfers than surfers in the US, so it is mind-boggling that this project is being considered, especially since Newport Beach has some of the best beaches in Southern California. Additionally, losing the driving range is a significant blow since a driving range enhances the value and appeal of a public golf course and it is an important aspect to learning and practicing golf.

The only affordable public golf course in Newport Beach shouldn't be a target for an elitist commercial venture that prioritizes profit by substituting a high-end resort over public recreational space. The NBGC is an important community gathering space for veterans, retirees, and families. Carving up the golf course limits access and affordability to the thousands of people in the many communities in and around Newport Beach that use it.

Please vote NO. Even though the center parcel is privately owned, Newport Beach already has abundant ocean surf and the surf park's high fees and limited access would replace an inclusive public space with a private amenity. **The golf course needs investment not replacement.** It is a community treasure and a valuable resource that should be maintained for future generations.

Thank you,
Linda Giedt
Newport Beach resident

Garrett, Errica

From: Thomas Few <Tfew0505@gmail.com>
Sent: September 02, 2025 1:08 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Chairman Harris and Planning Commission Members:

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Sincerely,

Thomas Few

Additional Comments:

Garrett, Errica

From: Ed Danoff <eddanoff@msn.com>
Sent: September 02, 2025 1:06 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Ed Danoff

Additional Comments:

Garrett, Errica

From: Janet Bays <newbchmom@gmail.com>
Sent: September 02, 2025 1:06 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Janet Bays

Additional Comments:

Being a beach city, with actual beautiful waves I do not support a concrete covering our public golf course. The current golf course offers locals the ability to learn and play golf when a private club is out of reach. It keeps our local area green and preserves our natural beauty. Please do not approve the wave pool.

Garrett, Errica

From: Chris Crampton <chriscrampton1@gmail.com>
Sent: September 02, 2025 12:59 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Chris Crampton

Additional Comments:

Garrett, Errica

From: Cameron Todd <ctodd2552@gmail.com>
Sent: September 02, 2025 12:59 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Cameron Todd

Additional Comments:

Garrett, Errica

From: William Youpel <theguruofgolf@aol.com>
Sent: September 02, 2025 12:58 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

William Youpel

Additional Comments:

Garrett, Errica

From: Jaime Luce <jjmais@att.net>
Sent: September 02, 2025 12:56 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Jaime Luce

Additional Comments:

As a Newport Beach resident and golfer, I'm requesting that we keep the golf course. With endless ocean so close by and so few golf courses for the amount of golfers in the area it seems a very unbalanced decision. It's already difficult to get teetimes as well as courses where practice can be done. Not to mention the amount of traffic that we deal with having so few courses available to the public. Any removal of a course only puts unburden on any others that might remain. Causing the problem that we already have to get worse.

Garrett, Errica

From: Bruce Clark <kbclark17@gmail.com>
Sent: September 02, 2025 12:55 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Bruce Clark

Additional Comments:

I normally play at Pelican Hill but use the driving range at the Newport Beach Golf Course often. The place is always crowded with golfers. Where else would they go? And surfing, really? That facility will benefit such a small fraction of Newport Beach residents, certainly far fewer than benefit from the golf course. The wave pool project seems like an idea that might be supported by the City Council if viewed as a source of new revenue, even though it harms the community, or a more sinister reason. But I can see no other reason. It just makes no sense.

Garrett, Errica

From: Robert Shavelle <Shavelle@LifeExpectancy.org>
Sent: September 02, 2025 12:54 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Robert Shavelle

Additional Comments:

Please keep the golf course. Please! Whatever else you do, please keep the course.

Garrett, Errica

From: Toni Bryant <tonibryant317@gmail.com>
Sent: September 02, 2025 12:52 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Toni Bryant

Additional Comments:
Save the golf course!

Garrett, Errica

From: Eric Schmidt <buildcleaner@gmail.com>
Sent: September 02, 2025 12:51 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Eric Schmidt

Additional Comments:

Newport Beach already has a wave pool. It's called the ocean. Everyone is welcome there. The golf course has never been busier and has a more diverse community of people. Young and old, black and white and rich and poor.

Garrett, Errica

From: Sarah Perez <seperez54@gmail.com>
Sent: September 02, 2025 12:50 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Sarah Perez

Additional Comments:

Garrett, Errica

From: Truc Tran <tructran.0914@gmail.com>
Sent: September 02, 2025 12:49 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Truc Tran

Additional Comments:

I respectfully oppose this change and strongly believe that keeping the golf course is a more practical and beneficial option for our community. Golf is an established sport that people of all ages can enjoy and has long-standing participation within the city. The existing golf course provides recreation, social connection, and economic activity without requiring residents to travel far. In contrast, surfing is not as accessible or realistic for the majority of residents. It requires specific skills, conditions, and ongoing maintenance costs, making it less practical as a replacement.

Garrett, Errica

From: Ronald Gorrie <rgorrie48@gmail.com>
Sent: September 02, 2025 12:46 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Ronald Gorrie

Additional Comments:

Golf course serves far more people in and around Newport Beach than does a wave pool. This is a 'no-brainer' -- save the reasonably priced golf course.

Garrett, Errica

From: Sherise Chandler <imsherise@gmail.com>
Sent: September 02, 2025 12:45 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Sherise Chandler

Additional Comments:

Newport Beach has already seen too much of its unique character erased—the beautiful trees along Main Street, the charm of Balboa Boulevard, and now even the historic Balboa Library. The Balboa area is becoming unrecognizable, losing its charm and turning increasingly commercialized.

We must stop further unnecessary development. With the Pacific Ocean just steps away, there is no need for an artificial wave park. Such a project would only add to traffic congestion and accelerate the commercialization of a community that should be preserved. We urge decision-makers to protect the golf course and safeguard what remains of Newport Beach's character.

Garrett, Errica

From: Kathleen Cook <kswan3@msn.com>
Sent: September 02, 2025 12:42 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Kathleen Cook

Additional Comments:

We don't need fake waves in Newport Beach. We've got the real deal already. We won our golf course!

Garrett, Errica

From: Michael Long <Longm752@gmail.com>
Sent: September 02, 2025 12:37 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Michael Long

Additional Comments:

I believe Newport Beach must save its only affordable public golf course, not destroy it for a speculative wave park and high-density development pushed by special interests. The community has spoken loud and clear—hundreds have rallied and thousands have already signed the petition to protect the Newport Beach Golf Course. Yet City Hall continues to advance a plan that would rip out the driving range, pro shop, restaurant, and several holes. Our elected officials should respect the will of the community and reject this misguided project. I proudly add my name to the growing call: Save the Newport Beach Golf Course.

Garrett, Errica

From: Kelley Kilmer <kelleykilmer@gmail.com>
Sent: September 02, 2025 12:35 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

Kelley Kilmer

Additional Comments:

The beach is 2 miles away, we do not need a wave pool. Keep the golf course for the community. It is part of the charm that makes Newport Beach special.

Garrett, Errica

From: DANNY WHITE <hollywoodmedics@yahoo.com>
Sent: September 02, 2025 12:33 PM
To: Planning Commission; Dept - City Council
Subject: Save Newport Beach Golf Course

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Sincerely,

DANNY WHITE

Additional Comments:
STOP ALREADY!

Garrett, Errica

From: valerie miller <wasabismom@gmail.com>
Sent: September 02, 2025 12:32 PM
To: Dept - City Council
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.

Leave the golf course, please!
Sent from my iPad

Garrett, Errica

From: Joyce Nelson <Joyce90056@aol.com>
Sent: September 02, 2025 12:29 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Joyce Nelson

Additional Comments:

Garrett, Errica

From: Manuel Zecena <mzee2387@gmail.com>
Sent: September 02, 2025 12:28 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Manuel Zecena

Additional Comments:

The Golf course has been a place that I have seen Father and son, new found friends and also long time friends meet to enjoy a round of golf and share unforgettable memories. Please don't shut this place down especially for something so uneventful like a wave pool. The need for that is so nitch not like Golf that has become such a world wide sporting phenomenon

Garrett, Errica

From: Jackson Goon <jacksongoon9@gmail.co>
Sent: September 02, 2025 12:28 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Jackson Goon

Additional Comments:

Garrett, Errica

From: Todd Barkouras <toddb@myprintdigitalcorp.com>
Sent: September 02, 2025 12:28 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Todd Barkouras

Additional Comments:
ARE THEY CRAZY?

Garrett, Errica

From: susan cuse <sscuse@gmail.com>
Sent: September 02, 2025 12:28 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

susan cuse

Additional Comments:

Garrett, Errica

From: Catherine Longman <cathylongman@gmail.com>
Sent: September 02, 2025 12:28 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Catherine Longman

Additional Comments:

This cannot happen. Please leave well enough alone.

Garrett, Errica

From: Catherine Longman <cathylongman@gmail.com>
Sent: September 02, 2025 12:27 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Catherine Longman

Additional Comments:

This cannot happen. Please leave well enough alone.

Garrett, Errica

From: Addison Danh <slimster29@gmail.com>
Sent: September 02, 2025 12:27 PM
To: Planning Commission; Dept - City Council
Subject: Save 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.

Chairman Harris and Planning Commission Members:

I oppose the plan to bulldoze the heart of the Newport Beach Golf Course for a financially speculative wave pool project. Over the past 50 years the golf course operator has paid millions in rent to the land owner and created a place for young and old to learn the life lessons of golf.

Sincerely,

Addison Danh

Additional Comments:

Please save Newport Beach Golf Course! I had such great memories with my dad on this course and I would love to pass down the same lessons to my kids soon! It's generations of memories taught on this golf course!

Garrett, Errica

From: Chris Karalis <chrisk@lendandloan.com>
Sent: September 02, 2025 7:35 AM
To: Dept - City Council
Subject: NO on the 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.

I did some research and I cannot find a wave pool anywhere in the world that has appeared to last more than 6 years. Our Golf course has been here 50 years!

- **High water consumption** – Wave pools require huge volumes of water to fill and maintain, which can strain local water supplies, especially in drought-prone areas.
- **Excessive energy use** – Powerful pumps and machinery are needed to generate artificial waves, consuming a lot of electricity (often from fossil fuels).
- **Carbon footprint** – The energy demands of wave pools contribute significantly to greenhouse gas emissions.
- **Chemical pollution** – Like regular pools, wave pools rely on chlorine and other disinfectants, which can end up in wastewater and harm ecosystems.
- **Heat island effect** – Large bodies of artificially maintained water, combined with concrete surroundings, can trap heat and worsen local microclimates.
- **Noise pollution** – The wave machines and constant operation create significant noise, which can disturb nearby communities and wildlife.
- **Land use & habitat destruction** – Building a wave pool requires clearing land, which often means destroying natural habitats for plants and animals.
- **Microplastic & trash contamination** – Visitors often bring sunscreen, plastics, and debris that wash into the pool, and eventually into wastewater systems.
- **Evaporation loss** – Because wave pools are large and shallow, they lose a lot of water through evaporation, wasting even more water in hot climates.
- **Short lifespan & waste** – The infrastructure (concrete, pipes, pumps) has a limited lifespan; when facilities close, they leave behind waste materials that are hard to recycle.

Now Golf courses

- **Green space preservation** – They provide large areas of open green space, preventing land from being fully developed into concrete or asphalt.
- **Wildlife habitat** – Courses often include ponds, wooded areas, and rough zones that become safe habitats for birds, insects, amphibians, and mammals.
- **Carbon capture** – Grass, shrubs, and trees on golf courses absorb CO₂ and release oxygen, helping with carbon sequestration.
- **Stormwater management** – Golf courses can act like sponges, absorbing rainfall and reducing flooding by slowing down water runoff.
- **Soil conservation** – Turf and landscaping prevent soil erosion that might otherwise occur on bare land.

- **Urban cooling** – Large expanses of turf and trees help reduce the heat island effect in cities, lowering surrounding air temperatures.
- **Pollinator support** – Many courses now include wildflower meadows and native plant areas that support bees, butterflies, and other pollinators.
- **Wetland creation & protection** – Some courses integrate wetlands into their design, which improves water quality and provides biodiversity benefits.
- **Recycling wastewater** – Many modern golf courses use treated wastewater for irrigation instead of tapping into fresh supplies, which helps with water conservation.
- **Environmental stewardship programs** – Courses can become community leaders by joining sustainability programs (like Audubon Cooperative Sanctuary Program), showing how recreation and conservation can coexist.
- NO ON THE WAVE POOL

| Christopher D. Karalis | CEO |

| Direct 888-746-1850 | Cell 949-306-4030 |

| chrisk@lendandloan.com | www.lendandloan.com |



Garrett, Errica

From: Diane Moore <djmore@roadrunner.com>
Sent: September 02, 2025 12:18 AM
To: Dept - City Council; planningcomission@newportbeachca.gov
Subject: Surf farm 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.

I am writing to express my hope that you will not approve the Surf Farm project .

I object to the removal of the golf course in my neighborhood to be replaced by the Surf Farm. I think it's going to create unwanted noise for the surrounding residences late into the night when we have a break from the airport noise. They say the wave machine will be quieter than the one in Palm Springs, but we won't know until its too late.. The late night party noise coming from their events will be a problem to the apartments directly across the street. The fire station is adjacent to the project so they will be hearing the wave machine and the wave noise all day into the night.. then the music starts.. How stressful is that going to be? (think about workman's comp issues)..

The idea of our only affordable golf course being replaced by an elite surf club is not a good image for the middle class citizens of this city.. The Surf farm can be built anywhere with big enough space like the Great Park or the land surrounding the blimp hanger.. Sacrificing grass and trees for a concrete pool and buildings and a parking lot doesn't seem like a good choice either.

Is this project is the gateway to building housing across Mesa drive ? What if that project doesn't get approved due to floodplain issues? Will golfers have to Uber from one section of the course to the other?

If this project was just a hotel and restaurant/bar would you approve it so close to houses? Would it replace a golf course?

Why doesnt the city buy the golf course to keep it as recreation for everyone .. not just the wealthy..?

Diane Moore
2232 Orchard Dr.

Garrett, Errica

From: Mark Adams <MarkAdams@jmbm.com>
Sent: September 01, 2025 9:34 PM
To: Dept - City Council; Planning Commission
Subject: Wave Surf

[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 Council Members.

I'm write to strongly oppose the proposed wave pool.

This project is unnecessary, expensive, and risky for the City. It will make traffic worse, put Newport Beach on the hook for liability, and it only benefits a narrow group of people. A golf course, by contrast, serves everyone—kids, teens, adults, and seniors alike.

Financially, the numbers don't add up. How much will this cost taxpayers in the long run? What's the actual cost per ride? I've heard it could be several hundred dollars per person. And if usage falls short, the City could be left subsidizing a facility that drains public funds year after year.

Environmentally, the tradeoff is even worse. Golf courses are open green space—they improve air quality, provide wildlife habitat, and create a healthier community. A wave pool, on the other hand, is a massive water consumer. In a coastal area facing drought concerns and climate change, that's the wrong direction.

There's a better alternative. Instead of cutting the course in half, let's upgrade and modernize what we already have. A renovated, eco-friendly golf course or expanded outdoor recreation space will serve a broader, more diverse group of residents without destroying valuable green space.

Bottom line: a wave pool is limited, costly, and short-sighted. The golf course is inclusive, sustainable, and fiscally responsible. I urge you to reject this proposal and focus on improvements that benefit the entire community.

Thank you.

Mark S. Adams
JMBM | Jeffer Mangels Butler & Mitchell LLP
3 Park Plaza, Suite 1100
Irvine, CA 92614
Direct Dial: [\(949\) 623-7230](tel:9496237230)
MarkAdams@JMBM.com
www.JMBM.com

Garrett, Errica

From: Julie Thornton <jules2oc@yahoo.com>
Sent: September 01, 2025 9:25 PM
To: Dept - City Council; Planning Commission
Cc: Julie Thornton
Subject: Opposition to Surf Wave facility.

[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 sending my opposition to the proposed wave/surf pool.

Unnecessary

Expensive

Traffic will be impacted.

Puts the city in the path of liability

Is limited - golf is good for children teens young adults middle aged and the elderly. Wave pool is limited.

How much will this cost us citizens - longer term considerations?

What's the cost per ride? I hear it's several hundred per person.

Environmental Impact: Public green spaces like golf courses contribute to better air quality, wildlife habitat, and overall community health. The loss of such spaces, even partially, could result in a negative environmental effect, especially in a densely populated coastal area like Newport Beach.

Wave pools are known for using significant amounts of water, which is a serious concern in coastal areas where water resources are already limited. The environmental cost of maintaining a wave surf facility may outweigh the short-term economic benefits, especially given the rising concerns over climate change and drought.

: If the city has to fund the wave pool facility, it could place a strain on local taxpayers, especially if the facility ends up being more costly to maintain than anticipated. Maintenance costs and the potential for underuse could also pose long-term financial issues.

Improving the Golf Course: Instead of cutting the course in half, you could propose alternatives like renovating or upgrading the current facilities. A more modern or environmentally-friendly golf course, or adding other types of outdoor recreation areas, could serve a wider community without removing the course entirely.

While a wave pool might cater to a specific demographic, a public golf course serves a wider, more diverse group of people. Ensuring that recreational spaces are inclusive and accessible to all residents is key to fostering a sense of community.

Julie Thornton
29 Cape Andover
Newport Beach, Ca

Sent from my iPhone

Garrett, Errica

From: Jeff Stevens <jstevens767@gmail.com>
Sent: September 01, 2025 11:33 AM
To: Planning Commission; Dept - City Council
Subject: In support of 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.

Dear Newport Beach PC and CC,

The surf park should be an allowed use in a zone that allows recreational uses like a golf course. The property owners should be able to develop something that increases recreational choices for both residents and visitors. I have surfed in pools in other countries and these are great facilities.

If golfers want to keep the golf course 100% golf, then they should band together and buy the golf course. To restrain a landowner's use of land, for what looks to be a higher and better use, **while including the previous use**, is stifling progress and preventing change in the name of self-interest, I understand why golfers don't want change there, but they are not the only ones to be considered. OC has a plethora of golf courses, both public and private, but how many surf parks have we got?

Respectfully,
Jeff Stevens
Newport Heights resident since the 60's

Garrett, Errica

From: Ed Murphy <ed.j.murphy@outlook.com>
Sent: August 31, 2025 9:21 PM
To: Planning Commission; Dept - City Council
Cc: Ed Murphy
Subject: VOTE NO and keep the Course as Is. - The NB Planning Commission votes Sept 4th on 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.

Why is this even being considered? You cannot be that blind to not see the countless people that use that course, driving, range, restaurant, ... one of the few affordable things to do, and replace it with what. An entity that few will enjoy and can afford and when it fails then what? What is the plan for the land then?

Are you folks going to speak about that or do not care about?

Edward James Murphy
Newport Beach, CA

Garrett, Errica

From: Missy Ann Schweiger <missyschweiger@me.com>
Sent: August 31, 2025 8:05 AM
To: Dept - City Council
Subject: No 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.

Surfing belongs on our local oceans not in an amusement park

VOTE NO

Garrett, Errica

From: Suzan Beck <suzan.beck@gmail.com>
Sent: August 30, 2025 3:11 PM
To: Dept - City Council
Subject: No 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.

Keep the golf No surf ranch!

Suzan Beck
(949) 351-1864 mobile
suzan.beck@gmail.com

"We are what we repeatedly do. Excellence, therefore, is not an Act, but a Habit" ... Aristotle

Garrett, Errica

From: sally4golf@gmail.com
Sent: August 29, 2025 8:43 PM
To: Planning Commission
Cc: Dept - City Council
Subject: No Surf Ranch 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 do NOT need a surf park a couple of miles from the ocean. This is a developer's dream to build more and make more money. It will create too much traffic and lots of noise. The citizens do not want another high-end Resort!

The golf course is 100% full all the time and is used by all types of people. From low income and up. Most people are Not in favor of it and they think it is ridiculous and like learning and playing golf at an affordable course with green open space vs cement and no trees. This is a great golf course for people who can't afford the private golf, and we have a great ocean that people could surf anytime they want in Newport Beach (for Free).

My Vote is NO.

Sally Holstein
Sally4golf@gmail.com
Cell 949 233-5533

Garrett, Errica

From: Alissa Slaton <alissadslaton@icloud.com>
Sent: August 29, 2025 7:00 PM
To: Dept - City Council
Subject: No to 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'm voting no to the surf ranch this is a horrible idea I live at 1691 Mesa Dr g7 Newport Beach ca 92660 Sent from my iPhone

Garrett, Errica

From: Gail Garceau <ggweddings@aol.com>
Sent: August 29, 2025 12:44 PM
To: Planning Commission; Dept - City Council
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.

As a local resident I am very much OPPOSED to the surf park at the intersection of Bristol and Irvine Avenue.

Traffic on Irvine Ave is already congested at all hours of the day and cannot handle additional vehicles.

Orange County Airport Land Use Commission ruled the Surf Park is “inconsistent” with the JWA’s safety rules. Specifically, the Project's increase of intensity of use in close proximity to JWA.

The noise from surf parks will be extremely invasive for the local residents just steps away from the surf park. The powering systems for the surf park and the noise from the surfers will be extremely loud especially at all hours of the day. Our residence is within hearing distance of the proposed surf park and Irvine Avenue is loud enough all day and night.

We hope you will consider our input and deny this surf park.

Garrett, Errica

From: Carol Graves <carolanne2005@outlook.com>
Sent: August 29, 2025 10:54 AM
To: Dept - City Council
Subject: No 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 keep the golf course or use it for some other open space.

Thank you!
Carol Graves
715 Camphor St.

Garrett, Errica

From: Andrea McGehee <mcgehee97@yahoo.com>
Sent: August 29, 2025 9:02 AM
To: Dept - City Council
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.

Dear City Council Members,

I am writing to state my strong opposition to the proposal to replace the Newport Beach Golf Course with a high-end surf resort. This plan represents a developer's grab of open space that belongs to the community.

The golf course provides residents with valuable recreational space, greenery, and open land that benefits everyone—not just a few wealthy visitors. Turning it into a commercial resort would undermine the character of our city and erode the limited open space we have left.

Please protect this community resource and reject the development proposal.

Sincerely,
Andrea McGehee
Newport Beach resident

Garrett, Errica

From: Sue DeMille <sue3850@gmail.com>
Sent: August 29, 2025 7:02 AM
To: Dept - City Council
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 surf park, leave the golf course!

Sue DeMille
Sent from my iPad

Garrett, Errica

From: L. D. <laurie.elle@yahoo.com>
Sent: August 28, 2025 9:06 PM
To: Dept - City Council
Subject: Cement 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.

Dear Council members,
I don't see why someone is "bringing sand to the beach ". There is something deeply disturbing and looming when the main answer is financial benefit....at what cost?
How far away is the ocean?
What about the loss of green space...
Reminds me of the sweet golf course in Sherman Oaks....gone... This is a sad case of overbuilding...

This isn't about water...because there is a shortage...How does this constitute a "park".

Please review and explore all options with integrity.
Respectfully,
Property owner ECM
L. Dickerson

Sent from my iPhone

Garrett, Errica

From: Carole Boller <caroleboller@gmail.com>
Sent: August 28, 2025 9:04 PM
To: Dept - City Council
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 on surf park please.
Carole Boller
Sent from my iPad

Garrett, Errica

From: Edward Lyon <val-lyon@sbcglobal.net>
Sent: August 28, 2025 3:51 PM
To: Dept - City Council
Subject: Vote No on 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 oppose the building of a surf park on the site of the Newport Beach Golf course.

Edward Lyon
427 San Bernardino Avenue
Newport Beach, CA 92663
949-351-4300

Garrett, Errica

From: Tim <tskeber@yahoo.com>
Sent: August 28, 2025 2:47 PM
To: Dept - City Council
Subject: No on 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 name is Tim Skeber and I live at 50 Cormorant Circle. I am vehemently opposed to the proposed surf park.
Thank you
Sent from my iPhone

Garrett, Errica

From: M. Smith <mws.aspenroyal@gmail.com>
Sent: August 28, 2025 2:15 PM
To: Dept - City Council; Planning Commission
Cc: Jurjis, Seimone; Murillo, Jaime; Perez, Joselyn
Subject: Snug Harbor Surf Park (PA2024-0069) - No to 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.

Sent via email 8/28/2025 @ 2:15 pm.

Dear Mayor Joe Stapleton & fellow Newport Beach City Council Members:

Dear Tristian Harris, Chairperson & fellow Newport Beach Planning Commission Members:

I urge all City Council Members and all Planning Commission Members to please vote NO on the Snug Harbor Surf Park project.

I would like to share with you comments and a proposed solution for the Newport Beach Golf Course (see highlighted item below).

This item was sent out in late July 2025 to Friends and Neighbors regarding the Snug Harbor Project.

If you and/or Staff could please confirm receipt of this email and confirm it was received by all City Council Members and all Planning Commission Members, I would greatly appreciate it.

Thank you for your time and consideration.

Mike Smith

***** sent on 7/29/2025 *****

Friends and Neighbors,

Last week I was able to trade emails with Ms. Marice DePasquale of MConcensus, an entitlement, community relation and public affairs firm. She is the same person whose comments appeared in the 7/18/2025 Stu News Newport Beach article.

Ms. DePasquale advised me that she is in fact working on behalf of the Snug Harbor Surf Park applicant, Back Bay Barrells LLC. Mr. Adam Cleary is the point person for Back Bay Barrells LLC.

Attached below are copies of two email exchanges I had with Ms. DePasquale that address some of the questions I raised with our group back on 7/22/2025. Please review these as it does help clarify many issues.

As you will come to understand by reading Ms. DePasquale emails (representing the applicant, Back Bay

Barrels LLC):

- The lease for the Surf Park footprint area is 80 years.
- There is NO lease or written operating agreement for continued use, operations and/or maintenance for golf holes 3-8 on Mesa Drive with the landowner, Newport Golf Club LLC and Back Bay Barrels/Surf Park. A landowners intent is not a contract.
- Back Bay Barrels/Surf Park is NOT working with the County of Orange in regards to a written agreement for future operations for golf holes 10-18 (Back 9).
- They are taking a hands-off approach to golf operations, improvements, etc. They do not know or have any fee/ cost information for the general public for playing golf going forward.

In my opinion,

The Surf Park Project is ridiculous given that the project is 4 miles from the natural surf and wonderful beaches of Newport.

*(I do have a suggestion noted below in this email to save the golf course, "As Is", stop Surf Park and stop the high density 693 housing units on Mesa Drive).

This Surf Park project looks to take the current very affordable, green, open space currently used for golf and the driving range (the key place where thousands of people learn how to hit a golf ball, each year) and replace it with a cement Surf Park for a select few.

With no agreement or long-term time commitment (Why not use 80 years to match the Surf Park 80 year lease term) in place to keep the green, open space, recreational golf holes 3-8 on Mesa Drive, the landowner, Newport Golf Club LLC, could move forward with their intentions to build 693 high density units on golf holes 3-8 on any given day of the week! Their intention for the 693 units has been documented and is on record with the City and is noted in the City's housing element. One of the few things preventing this is golf holes 3-8, its current zoning and that holes 3-8 are in a flood zone.

Side note: The landowner bought the golf course area some time ago with their eyes wide open. They knew it was a golf course. They knew what it was zoned for and they know that thousands of people use it now on an annual basis. For them to come in and want to build a cement Surf Park and high density housing is not taking into account the community's greater need for open, green space and affordable golf/recreation. I don't see how they can justify this disservice to the thousands of people that currently enjoy the course, the driving range, the pro shop, and the restaurant - on an annual basis.

As we all know, the City of Newport Beach has over allocated the number of housing units in its reporting to the State of California, going well beyond what the State required. This has opened the door to developers submitting letters of intent, plans and building projects all over the City and especially in the "Airport Area". Just look at how much development/housing is going in on Bristol, Von Karman, Dove, Jamboree, etc.

***Proposed solution/suggestion:**

As has been discussed on the street with Friends and Neighbors, I would like to see the City of Newport Beach contact the landowner, Newport Golf Club LLC, and purchase the Newport Beach Golf Course. Turn it into a public/municipal golf course. Keep all golf holes as they are now, keep the driving/practice range, "As Is", keep the pro shop and restaurant, "As Is". The City could continue with

the current golf course management group to run it and make improvements, with City oversight. The City could enter into long term agreements with the pro shop and the Original Pizza Sports Bar & Grill. The City could charge the public reasonable golf fees, add driving range golf classes for beginners via the Newport Navigator, etc. and help with supporting the current events for our veterans' groups, first responders and any new events.

- This would stop the Surf Park. No further action would be needed.
- This would preserve and maintain all green open space and zoning, "As Is". No further action would be needed. (The proposed Surf Park area is NOT currently zoned for a big box store).
- Thousands of people of all ages can continue to use and enjoy the golf course area, "As Is".
- This would stop a high-density housing project of 693 units on Mesa Drive. This would prevent building in a known flood zone. This would stop a significant increase in traffic in the area that would otherwise surely result from building 693 units. No further action would be needed. (We all know the Airport Area has already taken on a major share of the City's new housing count).
- The City could immediately withdraw golf holes 3-8 from its residential zoning overlay request with the California Coastal Commission. (This item has not been voted on yet by the Coastal Commission Commissioners as of last week).
- This would help to secure and protect the area from future airport expansion.

Thank you for your time,
Mike Smith

***** emails with Ms. Marice DePasquale of MConcensus/Back Bay Barrells LLC/ Surf Park - below *****

On Wed, Jul 23, 2025 at 3:29 PM NB Surf Park <info@nbsurfpark.com> wrote:
Hi Mike, see my responses below.

On Wed, Jul 23, 2025 at 12:55 PM M. Smith <mws.aspenroyal@gmail.com> wrote:
Marice,

Thank you for your response. I appreciate your offer for a meeting.
Can you please provide me with your formal contact information and job title as it relates to the Snug Harbor Surf Park project.

I am a Principal at MConcensus, an entitlement, community relations and public affairs firm. I have been contracted by the applicant to lead outreach for the project. You can reach me at this email or via cell at 949.433.4261.

I do have a couple of additional questions please, (If you could please reply under each item it would help keep things organized):

-If the landowner and the applicant do not have a written lease or written operating agreement over holes 3-8, what assurances does the applicant and the general public have that 3-8 will remain as open green space for golf & for how long? Wouldn't the applicant have to have a written agreement with the landowner to conduct golf operations, obtain insurance, etc.? Please explain how this would work?

That would be a question for the landowner. We are processing entitlements for the surf park on the ~15 acre site.

-What will the applicant/developer, Back Bay Barrels LLC/ Snug Harbor Surf Park do exactly to manage, maintain, improve, and operate golf holes 3-8 and 10-18 for the benefit of the general public? Are there any written specifics on this?

We are processing a surf park. Golf is not a part of this project. However, Snug Harbor has agreed to facilitate continued golf play through the on-site provision of golf course parking, a starter shack for the golf course, and golf cart storage.

-How much will the applicant/developer, Back Bay Barrels LLC/ Snug Harbor Surf Park charge the public for playing 3-18 (15 holes)? Will a membership fee be required to play golf? What will the cart rental fees be? Is there a fee schedule for all activities offered at Surf Park? Can you email this to me?

We are processing a surf park and will not manage any of the golf items you ask about.

-Do you have a copy of a current prospectus from the applicant/developer, Back Bay Barrels LLC/ Snug Harbor Surf Park that addresses additional facts and figures?

This is a private development and we do not have anything like this available.

Thank you and I look forward to your email reply.

Mike

On Wed, Jul 23, 2025 at 10:52 AM NB Surf Park <info@nbsurfpark.com> wrote:

Good morning. As always we'd be happy to meet with you. The project is focused on a successful entitlement process of the surf park. See updated comments below to your questions.

The applicant (project) is not actively working with the county with regard to future golf operations on the back 9, since this is not part of the surf project. We are focused on the surf park. However, the county's chief real estate officer, Mat Miller recently told city staff that the county "has no current plans to change the use or to discontinue golf operations" on the back 9.

The applicant has an 80 year lease for the ~15 acre surf park site. The applicant does not have a lease or operating agreement over holes 3-8, which are not part of the surf park project.

We understand that the county and the private landowner intend to continue golf operations on the back 9 and front 6, respectively.

MD

Garrett, Errica

From: John Linnert <jwlaia@hotmail.com>
Sent: August 28, 2025 11:44 AM
To: Dept - City Council
Subject: NO WAVE POOL ! KEP 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.

Garrett, Errica

From: Kathy Hale <ksihilling@hotmail.com>
Sent: August 28, 2025 11:42 AM
To: Dept - City Council
Subject: Re 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.

Please save the golf course. Our family has enjoyed it for years. The impact on the environment and the added traffic would really be devastating.

Sincerely

Kathleen Hale

Get [Outlook for iOS](#)

Garrett, Errica

From: erin johnsen <e.johnsen@live.com>
Sent: August 28, 2025 11:16 AM
To: Dept - City Council
Subject: NO ON THE SURFPARK

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We need to preserve original Newport landmarks, such as the NBGC. Please do not let greed overrule the integrity of Newport Beach. EVERYONE loves and plays at this golf course - it is ICONIC. NO on the surf park!!

Warmest Regards,

Erin Johnsen

Vice President of Business Development

GB Financial & Consulting, Inc.

www.gbcommercialloans.com

949.422.3716

Garrett, Errica

From: Russell Symonds <rsymonds@sbcglobal.net>
Sent: August 28, 2025 10:11 AM
To: Planning Commission
Cc: Dept - City Council
Subject: No Surf Ranch 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 this may concern:

I strongly oppose the construction of a surf park at one of the busiest intersections in Newport Beach. This project would replace the Newport Beach golf course with a high-end resort. I object to this developer's attempt to seize and destroy valuable green space, which is desperately needed, and to the unfortunate loss of significant trees.

Sincerely,

Russell Symonds

1973 Newport Blvd. #23
Costa Mesa, CA 92627

Garrett, Errica

From: jsalvo2105@aol.com
Sent: August 27, 2025 8:58 PM
To: Dept - City Council
Subject: Surf Park & High density Housing Projects-08.27.25

[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 City Council Members,

We want to vehemently express our displeasure of the current projects under proposal.

The Surf Park? 4 miles from surfing beaches, kind of ridiculous? So expensive it gentrifies the entire surfing experience and doesn't allow all to participate? But most of all the disruption of our quiet neighborhood from noise to traffic. The Surf Park is essentially a Night Club that has a drone running pushing water all day long. The same Surf Park company is fighting dozens of noise complaints in the desert currently! Not a great thing for the people who reside around it.

High Density Housing under the flight path of planes taking off and landing at John Wayne. Worsening an already horrible parking problem in the area by loading it up with too many people and too many cars. Irvine/Bristol will become a parking lot.

We would prefer Newport Beach act like the upscale community it is known to be and FIGHTS Sacramento and the crazy requirements this administration has set for high density housing and ADU's!

The neighborhood golf course is a much better play. It is not noisy. It allows people of all socio economic backgrounds to use the facility. It allows more people to earn incomes as a result of the golf course. And it keeps an already difficult traffic problem at bay for the time being.

Our family is a BIG NO on these new proposals and we hope the City Council Members can get past the dollars of these projects and see what is best for the long time residents of Santa Ana Heights. Don't throw us under the bus because you can...

Regards,

Joseph Salvo
20352 SW Cypress Street
Newport Beach, CA 92660

Garrett, Errica

From: Megan Smith Steele <meganlynnsmith@gmail.com>
Sent: August 27, 2025 8:04 PM
To: Planning Commission; Dept - City Council
Subject: Planning Commission to Vote on Surf Park on 9/4/25
Attachments: Snug Harbo- Public Notice.pdf

[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 a 30 year resident and I vehemently oppose this surf park. It will eliminate the only public golf course in NEWPORT BEACH. Thousands of residents learned the basics of golf there, practice our game, use the driving range and socialize at the restaurant and utilize Steve's small business pro shop. Many kids have become exposed to the game at this location. My husband and I are fortunate enough to golf at some of the premier golf courses, public and private, across North America. Yet, we love the ability to enjoy this small, eccentric location and interact with neighbors.

The surf park concept is absurd. It's economically exclusionary and data shows that many of the surf parks in the US do not show a profit and have significant operational issues rendering the "surf" inoperable. Do your homework. There is an OCEAN 15 minutes away. Why would we over develop yet more of NB - not to mention under the flight path of SNA? That is absurd.

As a community, we have much higher priorities to address than a ridiculous elephant project that serves developers trying to hide residential development.

Do Better. You are beholden to the residents. Not the developers.

Megan Smith Steele



626-394-3500



meganlynnsmith@gmail.com

Begin forwarded message:

From: Linda Giedt <lclemensgiedt@gmail.com>
Date: August 27, 2025 at 6:54:45 PM PDT
To: teacup1007@icloud.com, wendybarton56@gmail.com, touchearthgently@gmail.com, carolanne2005@outlook.com, meganlynnsmith@gmail.com, ddloves5@hotmail.com
Subject: The time to act is now - Planning Commission to Vote on Surf Park on 9/4/25

Hi,

The NB Planning Commission will consider recommending the Snug Harbor Surf Park to the City Council on **Thursday, September 4th at 6pm**. Attached is the Public Notice. The agenda, staff report, and corresponding documents will be available by the end of business day on Friday, 8/29.

Right now it is important to email the Planning Commission and the City Council with your comments and concerns regarding the project.

planningcommission@newportbeachca.gov

citycouncil@newportbeachca.gov

Don't wait, Sept 4th is coming next Thursday.

The Planning Commission and the City Council need to hear from us before 9/4 while they are reviewing the application. You can also go in person to the meeting to make a comment. Doing BOTH would be great, but please send your email right away in case you end up not going to the meeting. Please tell other neighbors and friends that now is the time to email the Planning Commission and City Council especially if they live nearby, want to keep the golf course or drive on Irvine Ave and/or Mesa Dr.

Thanks in advance for your action.

Linda Giedt

Below is a link to an article about a similar surf park in Palm Springs that opened recently with complaints on noise from the wave machines.

<https://share.google/n3qew88XmTyWpoeq2>

If you haven't already, please sign the petition to save the golf course:

https://s7rmp.mjt.lu/nl3/sWjiYn3ljMyxc6E5-5axyA?m=AWIAAHfh-rQAAC5BmZ4AA_qD2jEAAYKJzucAoP6lADAJAABore9JxUBDrTehSsq56gU3xv6wAAAjuaE&b=3ec552a2&e=259527bd&x=0tS7r-xu87oP34Eayj1CaRKw4jnJlTcrCm8m_iYYJac

Garrett, Errica

From: Matt Clark <mattsup62@gmail.com>
Sent: August 27, 2025 12:07 PM
To: Planning Commission
Cc: Dept - City Council
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.

To whom it may concern,,

I would like to state my opposition to plans for a surf park on the existing golf course.

As I have previously stated I feel that a surf park in that location is unnecessary, will take away open space that is much needed and was promised to residents during our annexation process. I noted at that time one of my concerns was for the part of the course across Mesa from project would be ripe for multifamily housing. I was told that there were no applications to build at that location. My understanding is that there is now an application to do so.

This and a plan to develop the property at Orchard and Irvine ave that will include 2 MOB's and a parking structure. These were items were not considered in the EIR and must be included in any discussions as traffic would be significantly worse than stated in that report.

All things considered the best option is to deem the entire golf course as open space. Or at least designate the area across Mesa from surf park as open space. Ideally as marsh/wetlands to help clean up the storm water that flows through the Delhi channel before it enters the ecological preserve in the Back Bay.

Another problem I have with this project is that it does not serve the majority of the community. Many people will not be able to afford the take advantage of the proposed surf park. Many more have no interest in using this facility. All, however will be negatively impacted by increased traffic through our neighborhoods as well as any future residential development that will follow. To say that there are no plans for this development is in my opinion dishonest.

This project will benefit few at the cost of many.

Thank you for your time.

Matt Clark
20111 Bayview Ave.
949 422-4942

Garrett, Errica

From: MJL Clark <mjlclark@gmail.com>
Sent: August 27, 2025 11:43 AM
To: Planning Commission; Dept - City Council
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.

To whom it may concern,

I would like to state my opposition to plans for a surf park on the existing golf course.

As I have previously stated I feel that a surf park in that location is unnecessary, will take away open space that is much needed and was promised to residents during our annexation process. I noted at that time that one of my concerns was for the part of the course across Mesa from project would be ripe for multifamily housing, or some sort of residential development. I was told that there were no applications to build at that location. My understanding is that there is now an application to do so. This concerns me in that I do not feel the city nor the developers are being completely honest or sharing all information regarding conversations between the city and any potential developers.

This and a plan to develop the property at Orchard and Irvine ave that will include 2 MOB's and a parking structure. These were items that were not considered in the EIR and must be included in any discussions as traffic would be significantly worse than stated in that report.

All things considered the best option is to deem the entire golf course as open space. Or at least designate the area across Mesa from surf park as such. Ideally as marsh/wetlands to help clean up the storm water that flows through the Delhi channel before it enters the ecological preserve in the Back Bay.

Also, the cost of using the facility will be prohibitive to many. Others have no interest and will be negatively impacted by the surf park and increased traffic during construction and after completion of the project.

I urge the planning commission and the city council to say NO to the surf park.

Thank you for your time.

Matt Clark
20111 Bayview Ave.
949 422-4942

From: Garrett, Errica
Sent: September 05, 2025 12:14 PM
To: Dept - City Clerk
Subject: FW: Please vote NO on Snug Harbor Surf Park



Errica Garrett
Administrative Assistant to the
Mayor and City Council
City Manager's Office
Office: 949-644-3004
100 Civic Center Drive
Newport Beach, CA 92660



From: Aaron Thompson <at007g@gmail.com>
Sent: September 05, 2025 12:13 PM
To: Planning Commission <planningcommission@newportbeachca.gov>; Dept - City Council
<CityCouncil@newportbeachca.gov>
Subject: Please vote NO on Snug Harbor Surf Park

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Please vote NO on Snug Harbor Surf Park

A Thompson
A nearby Costa Mesa Resident

From: Garrett, Errica
Sent: September 05, 2025 12:08 PM
To: Dept - City Clerk
Subject: FW: NB liability for override of ALUC rejection of Surf Park

Errica Garrett
Administrative Assistant to the Mayor and City Council City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

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

From: Jim Auster <jimauster@hotmail.com>
Sent: September 05, 2025 12:07 PM
To: alucinfo@ocair.com
Cc: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: NB liability for override of ALUC rejection of 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 notify Newport Beach City Council they may be liable for any aircraft related incident if they override ALUC rejection of the Surf Park and any future residential development of Newport Beach Golf Course.

They may also be liable if development interferes with future runway extension.

Existing low density golf course is the only highest best and safest use of that property. Thank you for opposing this inappropriate development of the golf course Jim Auster

20401 Bayview Ave
Newport Beach