

Attachment A

REFERENDUM AGAINST A RESOLUTION PASSED BY THE
CITY COUNCIL.
COUNCIL RESOLUTION NO. 2025-71.

TO THE CITY COUNCIL OF NEWPORT BEACH, CALIFORNIA: We, the undersigned, registered and qualified voters of Newport Beach, California, pursuant to Newport Beach City Charter section 1003, Article II, Sections 1 and 11 of the California Constitution, and Article 2 of Chapter 3 (commencing with Section 9235) of Division 9 of the California Elections Code, hereby protest the adoption by the City Council of Resolution No. 2025-71, the general plan amendment for the Snug Harbor Surf Park Project, adopted by the City Council on or about October 28, 2025. We petition the City Council to reconsider and repeal Resolution No. 2025-71, or, if it does not repeal the Resolution, then to submit it to a vote of the electors at the earliest possible election. A summary of Resolution No. 2025-71 is set forth below.

CITY OF NEWPORT BEACH
CITY ATTORNEY'S IMPARTIAL SUMMARY
OF THE REFERENDUM OF RESOLUTION NO. 2025-71
APPROVING A GENERAL PLAN AMENDMENT
FOR THE SNUG HARBOR SURF PARK PROJECT LOCATED AT
3100 IRVINE AVENUE, NEWPORT BEACH, CALIFORNIA

On October 28, 2025, the Newport Beach City Council considered an application ("Application") filed by CAA Planning, on behalf of Back Bay Barrels, LLC (collectively the "Applicant"), for the redevelopment of the private property owned by Newport Golf, LLC, located at 3100 Irvine Avenue, Newport Beach, California ("Property"). In the Application, the Applicant proposed to redevelop approximately 15.38-acres in the center of the privately owned Property, currently occupied by the driving range, putting green, pro-shop, restaurant and bar, and three golf holes, into a new surf-focused outdoor recreational facility commonly known as the Snug Harbor Surf Park Project ("Project").

The Project would include construction of a five-acre surf lagoon divided into two hydrologically separate basins. Features would include viewing platforms, seating areas, pools, restrooms, and drought-tolerant landscaping.

A new clubhouse would provide a reception and lobby area, surf academy, fitness and yoga studios, administrative offices, locker rooms, retail space, restaurant, viewing suites, and a coffee and snack bar. The basement level would include golf cart storage, surfboard and equipment storage, and mechanical facilities.

The Project also includes an athlete accommodation building with 20 rooms. A total of 351 parking spaces, including 91 spaces dedicated to golf, are provided on the Project site to support the Project with parking, distributed across two surface lots and partially shaded by solar canopies. The Project would support the remaining 15-hole golf course and facilitate continued golf by providing parking, a check-in station (starter) on the Project site, golf cart storage within the basement level of the Project's proposed clubhouse building and maintenance of connection between all golf holes.

The Property is currently designated Parks and Recreation (PR) under the City's General Plan Land Use Element. PR-designated properties allow active and passive recreation uses, such as golf courses, aquatic facilities, private recreation clubs, and similar activities.

While the Project is consistent with the PR designation, the Applicant requested an amendment to the General Plan to increase the allowable development limit (for Anomaly No. 58 in Table LU2 of the General Plan Land Use Element) by 39,772 square feet from 20,000 square feet to 59,772 square feet ("Amendment").

Following review of the proposed Amendment, the City Council determined the Amendment was consistent with the City's General Plan goals and policies and adopted Resolution No. 2025-71 on October 28, 2025. A copy of the Amendment is attached hereto as Attachment 1.

Under California law, voters may use the referendum process to approve or reject legislative actions by local government. Because the 39,772, square foot increase authorized by the Amendment is a legislative act, the 39,772 square-foot increase, and only this increase, is subject to the people's power of referendum.

At the same meeting, the City Council approved three other resolutions related to the Project; however, these resolutions fall outside the people's power of referendum and, as such, are not subject to this referendum.

The full text of the General Plan Amendment (Resolution No. 2025-71) and other relevant documents are available at the City Clerk's webpage: <https://www.newportbeachca.gov/government/departments/city-clerk>.

ATTACHMENT 1

GENERAL PLAN AMENDMENT TO ANOMALY NO. 58 OF TABLE LU2 OF THE NEWPORT BEACH GENERAL
PLAN LAND USE ELEMENT

Anomaly Number	Statistical Area	Land Use Designation	Development Limit (SF)	Development Limit (other)	Additional Information
58	J5	PR	59,772		

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OFFICIAL TOP FUNDERS. Valid only for November 2025. Petition circulation paid for by Save Newport Beach Golf Course. No contributors of \$50,000 or more. <u>Latest info: https://www.sos.ca.gov/elections/ballot-measures/initiative-and-referendum-status/official-top-funders/</u>	
VOTER: Please sign Petition one time ONLY.	NOTICE TO THE PUBLIC: SIGN ONLY IF IT IS THE SAME MONTH SHOWN IN THE OFFICIAL TOP FUNDERS OR YOU SAW AN “OFFICIAL TOP FUNDERS” SHEET FOR THIS MONTH. THIS PETITION MAY BE CIRCULATED BY A PAID SIGNATURE GATHERER OR A VOLUNTEER. YOU HAVE THE RIGHT TO ASK.

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DECLARATION OF CIRCULATOR (To Be Completed In Circulator’s Own Handwriting After Above Signatures Have Been Obtained.)		
I, _____, am 18 years of age or older. <small>(Print full name of Circulator, including middle name or initial)</small>		
I reside at the following address: _____ <small>(Residence address, City, State, ZIP)</small>		
I circulated this section of the petition and witnessed each of the appended signatures being written. Each signature on this petition is, to the best of my information and belief, the genuine signature of the person whose name it purports to be. All signatures on this document were obtained between the dates of _____ and _____. <small>(Month, Day, Year) (Month, Day, Year)</small>		
I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.		
Executed on _____ <small>(Date of signing)</small>	at _____, California <small>(Place of signing)</small>	_____ <small>(Signature of Circulator, including middle name or initial)</small>