

Comments from Jim Mosher
Received 12/02/2025, 1:42 PM

Community Member Feedback
As of November 21, 2025

Table 5, Online Community Feedback – Harbor, Bay, and Beaches Element

Element	Goal	Comment(s)	Staff Response(s)
Harbor, Bay, and Beaches	HBB-1: Local businesses and water-dependent commercial uses in the Newport Harbor area that are preserved to maintain and enhance the economic activity charm of the waterfront community	1. Where are the maps that show what parcels are affected by these "goals" and plans?	The GP is a citywide document. Where there are goals and policies that reference geographical areas of the city, maps and references are provided.
		2. for beach access along the peninsula the boardwalk should be widened to accommodate more visitors and residents and separate foot and bicycle traffic. currently the mixed-use path has been caused for concern given the rise of e-bikes and speeding along the boardwalk expanding the boardwalk and giving cyclists their own dedicated space will help improve these issues	1. Addressed broadly by GP. Specificity does not warrant revisions to GP.
		3. The issue of all Moorings has been corrupted and ceases to promote recreation and fairness to the mooring owners. This is evidenced by reactions and attitude of the Harbor commission and the Harbor department. It's been sold quite clearly that the Harbor department was supposed to help recreation and users in the harbor, but the actual facts are, it has scared and intimidated permitholders with impunity, not collaboration. To rent out our moorings, confiscate all the revenue, ignoring the morning owners, and pay none of the costs to maintain is and has been a damaged public policy for too many decades, and it rubs against a cooperative collaboration. Surely, someone must be looking at this and passing it over. Is there no oversight?	Addressed broadly by GP. Specificity does not warrant revisions to GP.
Harbor, Bay, and Beaches	HBB-2: Minimized risk of displacement by coastal hazards	1. Which parcels? specifics-bulkhead recommendations? liquefaction mitigation steps?	The GP is a citywide document. Where there are goals and policies that reference geographical areas of the city, maps and references are provided.

Prepared by Ben Zdeba, Planning Manager
for GPAC Review



Summary of Comments on 25-1565 - Attachment 2a - Community Member Input

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Number: 1

Author: R700

Subject: Comment on Text



Date: 12/01/2025 4:08:08 PM

Boardwalk expansion seems a legitimate policy topic, but possibly in the Circulation Element.

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Element	Goal	Comment(s)	Staff Response(s)
Harbor, Bay, and Beaches		<p>2. The tsunami warning system is a joke. Repeated efforts to work with city staff has failed for many years. Public involvement and concerns for their vulnerability have been ignored and treated poorly. 1he sirens are not heard by the residence nor visitors. The city has left property owners with a poorly constructed system with no audio intervention. Did anyone pay attention to the flash floods in Texas that wiped out the kids camp and what the aftermath showed as vulnerability? We, Peninsula residents do not want to be a casualty statistic. How many times are residents supposed to worn city staff before something critically done. Laguna Beach has embrace the problem and has addressed it. Here we are just up the coast and we ignore it.</p>	Addressed broadly by GP (Safety). Specificity does not warrant revisions to GP.
Harbor, Bay, and Beaches	HBB-3: A harbor, bay, and beaches that attract tourism and maintain the character of coastal neighborhoods	<p>1. I strongly encourage the City to 2duce or remove the oceanfront parking lot at Newport Pier and replace it with open space, shops, or businesses that better serve residents and visitors. Doing so would also allow for the long-overdue connection of the currently bisected boardwalk, restoring safe and continuous access along one of our most important public amenities.</p> <p>The existing parking lot is not only an eyesore but also a missed opportunity. It blocks one of the City's most valuable assets, our world-class ocean views,</p>	Addressed broadly by GP. Specificity does not warrant revisions to GP.

	Number: 1	Author: R700	Subject: Comment on Text	Date: 12/01/2025 4:11:58 PM
Commenter seems to be writing about the low levels used for mothly tests. Are sirens ever tested at full volume?				
	Number: 2	Author: R700	Subject: Comment on Text	Date: 12/01/2025 4:15:50 PM
This seems like a legitimate (albeit controversial) policy suggestion.				

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Element	Goal	Comment(s)	Staff Response(s)
Harbor, Bay, and Beaches	HBB-4: Sufficient coastal infrastructure that protects coastal-dependent and public recreational uses and view corridors while matching the character of the surrounding development and protecting coastal and visual resources	1. Newport has no right to view, how are you trying to change that?	Addressed broadly by GP for public views. ¹ historically the city has not had policies to protect private views.
		2. It is a total distraction to have bicycle mobs take over our arterial streets on any given weekend day. More reinforcement is necessary, especially for hot rotting with modified exhaust vehicles corrupting the peace and quiet on the peninsula. The lights are on, but nobody's home because there are so many issues with visitor intrusion. It is obvious that drunk drivers abound and seem to be on the increase. Visiting Newport Beach is like going to Disneyland without an entrance fee at the gate and by the way, the free water for showers comes with it.	Does not warrant revisions to GP.
Harbor, Bay, and Beaches	HBB-5: Coordination among City, County of Orange, State, and Federal agencies having regulatory authority of Newport Harbor and Newport Bay	1. that would be great, for those of us that have to deal with 7 agencies to just dredge	No change needed.
Harbor, Bay, and Beaches	HBB-6: Maintenance and enhancement of deep-water channels to ensure they remain navigable by boats	1. help ease the regulations on dredging	Suggested added policy under goal 6 to ² Evaluate opportunities to streamline city dredging efforts."
		2. I have no issue on the subject	No change needed.
Harbor, Bay, and Beaches	HBB-7: Protection and restoration of beaches and dunes	1. Dog and pet litter continue to have free rain and unenforced behavior. Dog should not be on the beaches running free with fecal matter ignored. The boardwalk officers aren't improvement I need to remain or increased as it is dangerous for seniors to walk on the boardwalk	Addressed broadly by GP (NR Element). Specificity does not warrant revisions to GP.

	Number: 1	Author: R700	Subject: Comment on Text	Date: 12/01/2025 4:18:10 PM
Why does that make this an off-limits topic for discussion?				
	Number: 2	Author: R700	Subject: Comment on Text	Date: 12/01/2025 4:20:40 PM
Commenter may be concerned about private dredging rather than the dee-water channel dredging of the goal.				

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Table 5, Online Community Feedback – Harbor, Bay, and Beaches Element

Element	Goal	Comment(s)	Staff Response(s)
Harbor, Bay, and Beaches	HBB-8: Well-managed and economically productive harbor, bay, and beaches	1. That is managing our moorings and docks	No change needed.
		2. Traffic signals are not conducive to arterial movement. Encourages are dangerous and too frequent to the full of traffic. Somehow, the volume of traffic needs to be managed. Residence have to suffer and no one's watching that.	Addressed broadly by GP (Circulation Element). Specificity does not warrant revisions to GP.
Harbor, Bay, and Beaches	HBB-9: Cost-efficient servicing and managing of Newport Harbor	1. At the Harbor department, the Harbormaster and the deputy Harbormaster make too much money. This was not envisioned when this department was developed. It is top-heavy.	No change needed.
Harbor, Bay, and Beaches	HBB-10: Safe and accessible beach and harbor access points	1. For beach access along the Peninsula, the boardwalk should be widened to better accommodate both visitors and residents, with a clear separation between pedestrian and bicycle traffic. The current mixed-use design has become a growing safety concern, especially with the rise of e-bikes and increased speeding along the boardwalk. Expanding the boardwalk and providing cyclists with their own dedicated space will improve safety, reduce conflicts between users, and enhance the overall experience for everyone who enjoys this important community amenity.	Addressed broadly by GP. Specificity does not warrant revisions to GP.
		2. The quantity of parking spaces is poor and inhibit the quality of life for residence. The multiple crosswalks are dangerous as people do not use them properly.	Addressed broadly by GP. Specificity does not warrant revisions to GP.
Harbor, Bay, and Beaches	HBB-11: Multifaceted and integrated coastal access	1. Don't know what this means	Suggested edit: ¹ Multiple, well-connected coastal access options"

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 Number: 1	Author: R700	Subject: Comment on Text	Date: 12/01/2025 4:30:47 PM
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That sounds like an improvement.

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Table 5, Online Community Feedback – Harbor, Bay, and Beaches Element

Element	Goal	Comment(s)	Staff Response(s)
Harbor, Bay, and Beaches	HBB-12: Protection of the visual and ecological resources of Upper Newport Bay	1. What are you "planning"	Addressed broadly by GP. Specificity does not warrant revisions to GP.

Table 6, Open House Community Feedback – Harbor, Bay, and Beaches Element

Question	Community Response(s)	Staff Response(s)
What is meaningful to you about this element or topic?	1. As much shoreside walkable access as is possible. Enhanced opportunities for fishing. What will parking needs look like in 20 years	N/A
	2. Protect the harbor	N/A
What would you change, if anything?	1. Maritime support businesses over restaurants? Harbor commission should put restrooms back on their goals and objectives. Make Newport's "biggest" public dock actually usable.	Addressed broadly by GP. Specificity does not warrant revisions to GP.

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	Number: 1	Author: R700	Subject: Comment on Text	Date: 12/01/2025 4:33:17 PM
Seems a reasonable goal for discussion.				
	Number: 2	Author: R700	Subject: Comment on Text	Date: 12/01/2025 4:32:32 PM
This seems like a legitimate polciy suggestion.				

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		<p>My second point I would like the city to reconsider is all three of these Surf schools offer private Surf Lessons and Surf Camp. None of them offer any specialty Surf programs. I have a specific program that is geared towards therapeutic recreation for mental health programs and substance use disorder programs. I would like to request that the city reconsider only having surf schools that teach Surf Camp and tourist lessons.</p> <p>I am a credentialed, substance-abuse counselor, I hold an associates degree in human services, and I have over a decade in Surf instruction experience and have worked in the field of substance used disorders since 2011. My methods are sound and protocols are stricter than what the current Surf schools operate under. Which is a four to one ratio my program offers a three to one ratio when it comes to students to instructors.</p> <p>Thank you for reading this comment and thank you for your consideration.</p>	
		2. Abundance of outside, visitors, damp in the feasibility of using these programs for children because it will be based on parking access accessibility, which there is a little of	Addressed broadly by GP. Specificity does not warrant revisions to GP.
Recreation	R-2: Programs for older adults that benefit and are used by residents	1. As a senior does not live by the oasis center, I do not believe there are programs for seniors in other places. Even if there were, it would be managed downwardly because of parking restrictions.	1. The goal addresses the comment.

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Number: 1

Author: R700


Subject: Comment on Text

Date: 12/01/2025 4:37:30 PM

This is not obvious from the words chosen to express the goal.

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Table 8, Open House Community Feedback – Recreation Element		
Question	Community Response(s)	Staff Response(s)
What is meaningful to you about this element or topic?	1. Is lawn fertilizer use monitored or regulated?	1 No change needed.
	2. Protection of Public Beaches	N/A
What would you change, if anything?	1. Safe bridge routes. Walking/hiking trails	Addressed broadly by GP (circulation and recreation). Specificity does not warrant revisions to GP.

	Number: 1	Author: R700	Subject: Comment on Text	Date: 12/01/2025 4:42:00 PM
Is it addressed?				

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Table 11, Online Community Feedback – Safety Element

Element	Goal	Comment(s)	Staff Response(s)
Safety	S-1: A community that is resilient to coastal flooding	N/A	N/A
Safety	S-2: Beaches that are maintained and protected from erosion	N/A	N/A
Safety	S-3: Current and accessible data and information on flooding, beach erosion, and bluff erosion	N/A	N/A
Safety	S-4: Buildings and utilities that are protected from seismic and geologic hazards	N/A	N/A
Safety	S-5: Stabilized bluffs to minimize erosion and prevent landslides in developed areas	N/A	N/A
Safety	S-6: A community that is resilient to and protected from inland flooding	N/A	N/A
Safety	S-7: Reduced and well-managed urban and wildland fire hazards	1. Policy S 7.8--The approved tree list for the city should be sensitive to flammability.	Suggested revision: Maintain Newport Beach's urban forest to limit fire hazards. Prioritize vegetation management based on fire pathways and fuel modeling using best available technology. Ensure the City's tree palette includes flammable trees.
Safety	S-8: A community protected from the impacts of hazardous materials	N/A	N/A
Safety	S-9: A community protected from airport-related hazards	N/A	N/A
Safety	S-10: A built environment adapted to provide relief from extreme heat	N/A	N/A
Safety	S-11: Tested and effective communication systems for emergency preparedness and response	N/A	N/A
Safety	S-12: High-quality public safety, emergency preparedness, and response services	N/A	N/A

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 Number: 1 Author: R700 Subject: Comment on Text Date: 12/01/2025 4:47:32 PM
Aren't all trees flammable?

Should this be an exclusion of "most flammable" or "highly flammable" trees?

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Safety	S-13: Evacuation routes and centers that are maintained to provide functionality during hazardous conditions	N/A	N/A
Safety	S-14: A community where residents, employees, and visitors feel a sense of comfort and safety	N/A	N/A

Table 12, Open House Community Feedback – Safety Element




Question	Community Response(s)	Staff Response(s)
What is meaningful to you about this element or topic?	1. Fire Hazards	No change needed.
	2. lighting that protects dark skies	No change needed.
What would you change, if anything?	1. Goal 9: Would a surf park be wise in a potential crash zone?	No change needed.
	2. Goal 10: Shade, greenbelts, splash pads. 1,2,3 flooding/erosion/\$\$\$	No change needed.
	3. Possible warning system added to tsunami warning system - near river	1. Addressed in GP.
	4. Review of 10 year flooring of the Santa Ana River; Is there more that can be done to reduce damage from water - during or after earthquakes.	Addressed broadly in GP.
	5. update trees - no Cyprus and no pine	Suggested revision to 7.8: policy for update to City tree palette.

	Number: 1	Author: R700	Subject: Comment on Text	Date: 12/01/2025 4:48:50 PM
	Where?			

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Table 15, Online Community Feedback – Other			
Element	Goal	Comment(s)	Staff Response(s)
Overall General Plan	N/A	1. This as presented does not address what parcels and parts of town are affected with each goal. provide specific maps or overlays that each "goal" is addressing	The GP is a citywide document. Where there are goals and policies that reference geographical areas of the city, maps and references are provided.
		2. I am concerned about increased traffic on Newport Coast Drive with the opening of Sage Hill Middle School and then future low income housing. Can another lane on each side of the road be added between San Joaquin Hills Drive and the 73 Freeway to help ease traffic.	1 o change needed.
Other/ Implementation Plan	N/A	1. Hello, There's a beautiful canyon and ocean view from Newport Coast Drive and Ridge Park Road heading west towards the ocean that is currently blocked by plant over growth. Nothing is located there but bushes. If some of the bushes were trimmed down the view would be breathtaking. Thank you for providing the opportunity for input, much appreciated!	2 ddressed broadly by GP (NR).
		2. Banning Ranch/Randall Preserve is now permanently protected public open space. Yet the verbiage regarding its development still remains the NB General Plan. See Chapter 13, Implementation Program, Sections 3.1a, 4.1, 5, and 13.1. The General Plan needs to be updated to delete these inaccuracies and reflect the current status of Randall Preserve/Banning Ranch.	3 o change needed.
		3. I'm concerned about low income housing in Newport Coast on the site of the old Coyote Canyon landfill. I didn't move to Newport Coast to live in a low income area. Can't the city put in the golf course as previously planned (or just leave it open space) and just put the low income housing by the airport so you don't alienate the support of the Newport Coast residents please.	Too specific. No change needed.

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	Number: 1	Author: R700	Subject: Comment on Text	Date: 12/01/2025 4:51:41 PM
Is this addressed in the Circulation Element?				
	Number: 2	Author: R700	Subject: Comment on Text	Date: 12/01/2025 4:52:46 PM
Should this be added as a view point?				
	Number: 3	Author: R700	Subject: Comment on Text	Date: 12/01/2025 4:53:20 PM
Why is no change needed?				