

HUGH NGUYEN
CLERK - RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

RECEIVED BY
COMMUNITY
DEVELOPMENT

October 29, 2025

DEC 09 2025

CITY OF NEWPORT BEACH
100 CIVIC CENTER DR PO BOX 1768
NEWPORT BEACH, CA 92658-8915

CITY OF
NEWPORT BEACH

Office of the ORANGE COUNTY CLERK-RECORDER
Memorandum

SUBJECT: EIR NOTICE OF DETERMINATION

The attached notice was received, filed and a copy was posted on 10/29/2025

It remained posted for 30 (thirty) days.

HUGH NGUYEN
CLERK - RECORDER
In and for the County of ORANGE

By: 483 - Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** **within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

NORTH COUNTY BRANCH OFFICE
WELLS FARGO BUILDING
222 S. HARBOR BLVD., STE 110
ANAHEIM, CALIFORNIA 92805

ORANGE COUNTY
COUNTY ADMINISTRATIONSOUTH
601 N. ROSS STREET
SANTA ANA, CALIFORNIA 92701

OLD ORANGE COUNTY
COURTHOUSE
211 W. SANTA ANA BLVD. ROOM 201
SANTA ANA, CALIFORNIA 92701

SOUTH COUNTY BRANCH OFFICE
LAGUNA HILLS CIVIC CENTER
24031 EL TORO ROAD, SUITE 150
LAGUNA HILLS, CALIFORNIA 92653

Orange County
Clerk-Recorder
Hugh Nguyen
601 N. Ross Street
Santa Ana, CA 92701
(714) 834-2500

Receipt No.: RPT20250000305186

Finalization No.: 20250000333881

Cashier: 483

Register: VITALSINDEXING

Date/Time: 10/29/2025 02:21 PM

Item	Title	Count
1	Z02	1
EIR: Environmental Impact Report		
Document ID		Amount
Doc#	202585001045	\$4,173.5
Time Recorded 02:21 PM		

Total Amount Due: \$4,173.50

Total Paid

Check Tendered: \$4,173.50
#263

Amount Due: \$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com





ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-10/29/2025-0831

202585001045

FILED

October 29, 2025

HUGH NGUYEN

CLERK - RECORDER

By Hugh Nguyen

Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

SNUG HARBOR SURF PARK PROJECT

Check Document being Filed:



Environmental Impact Report (EIR)



Mitigated Negative Declaration (MND) or Negative Declaration (ND)



Notice of Exemption (NOE)



Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE

COUNTY CLERK-RECORDER ON 10/29/2025

Posted 10/29/2025 Removed _____

Returned to agency on _____

DEPUTY 483

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☐

County Clerk
 County of: Orange
 Address: 601 N Ross St
Santa Ana, CA 92701

From:

Public Agency: City of Newport Beach
 Address: 100 Civic Center Drive
Newport Beach, California, 92660
 Contact: Joselyn Perez
 Phone: 949-644-3312

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024110238

Project Title: Snug Harbor Surf Park Project 3857 Birch Street, Suite 521 Newport Beach
CA 92660

Project Applicant: Back Bay Barrels, LLC

Project Location (include county): 3100 Irvine Avenue, Newport Beach, Orange County, CA 92660

Project Description:

See Attached

This is to advise that the City of Newport Beach has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on October 28, 2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.newportbeachca.gov/CEQA>

Signature (Public Agency): Joselyn Perez Title: senior planner

Date: 10/28/2025 Date Received for filing at GPR: _____

FILED

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.

OCT 29 2025

Revised 2011

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

Project Description Summary

The Snug Harbor Surf Park Project (Project) would remove the existing improvements on the 15.38-acre Project site and develop a 5.06-acre surf lagoon with warming pools, a spa, and seating areas; a three-story amenity clubhouse; a two-story athlete accommodation building; ancillary storage and maintenance areas; and associated parking areas. Solar panels would be installed on the roofs of the buildings and on 14 to 18-foot-high solar canopies in portions of the parking areas to provide onsite renewable energy (included as Project Design Feature (PDF)-1). In addition, the Project landscaping does not include vegetation that produces seeds, fruits, nuts, or berries, such as fruit bearing trees and shrubs (included as PDF-2) to limit onsite bird attractants.

The portions of the golf course to the north of Irvine Avenue (holes 10-18) and south of Mesa Drive (holes 3-8) would remain and golf cart path of travel between holes 3-8 and holes 10-18 would be provided. The Project includes golf course parking, a starter shack for the golf course, and golf cart storage in the basement level of the proposed amenity clubhouse.

The Project would install new onsite infrastructure that would connect to the existing adjacent utility systems. In addition, the Project would upgrade the existing 6-inch onsite sewer lateral that extends approximately 42.5 feet offsite that is more than 50 years old to a 12-inch sewer line that would connect to the existing 12-inch sewer line in Mesa Drive.

The Project includes a General Plan Amendment (GPA), a Conditional Use Permit (CUP), a Modification Permit, and a Major Site Development Review (SDR).

FILED**OCT 29 2025****HUGH NGUYEN, CLERK-RECORDER**BY:  DEPUTY



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print	Start Over	Save
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RECEIPT NUMBER:

30-10/29/2025-0831

STATE CLEARINGHOUSE NUMBER (if applicable)

2024110238

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF NEWPORT BEACH	LEAD AGENCY EMAIL	DATE 10/29/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585001045	
PROJECT TITLE SNUG HARBOR SURF PARK PROJECT		

PROJECT APPLICANT NAME BACK BAY BARRELS, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 644-3312
PROJECT APPLICANT ADDRESS 3857 BIRCH STREET, SUITE 521	CITY NEWPORT BEACH	STATE CA
	ZIP CODE 92660	

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity


CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$ 4,123.50	\$ 4,123.50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,968.75	\$
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,401.75	\$
 <input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
 <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)		
<input checked="" type="checkbox"/> County documentary handling fee	\$ 850.00	\$ 50.00
<input type="checkbox"/> Other	\$	\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 4,173.50

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Kaeli Do Deputy Clerk
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