



# **AIRPORT LAND USE COMMISSION**

**FOR** ORANGE **COUNTY**  
3160 Airway Avenue Costa Mesa, CA 92626 (949) 252-5170 Fax (949) 252-6012

## **AGENDA ITEM 2**

June 18, 2020

**TO:** Commissioners/Alternates  
**FROM:** Lea U. Choum, Executive Officer  
**SUBJECT:** Administrative Status Report

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The following attachments are for your review and information:

- JWA Statistics for April 2020
- Comment Letter to the City of Santa Ana regarding the Notice of Preparation of Program Environmental Impact Report (EIR) for Santa Ana General Plan Update
- Comment Letter to the City of Newport Beach Planning Commission regarding Newport Airport Village Planned Community
- JWA Comment Letter to the City of Newport Beach Planning Commission regarding Newport Airport Village Planned Community
- Referral package confirmation letter for the City of Costa Mesa - One Metro West Project
- Determination letter for the City of Santa Ana - Bowery Mixed Use Development Project

Respectfully submitted,

Lea U. Choum  
Executive Officer



NEWS RELEASE

JOHN WAYNE AIRPORT • ORANGE COUNTY

May 26, 2020

### **JOHN WAYNE AIRPORT POSTS APRIL 2020 STATISTICS**

**SANTA ANA, Calif.** - Airline passenger traffic at John Wayne Airport decreased in April 2020 as compared with April 2019. In April 2020, the Airport served 25,313 passengers, a decrease of 97.2% when compared with the April 2019 passenger traffic count of 899,186.

Commercial aircraft operations decreased 78.4% and commuter aircraft operations decreased 71.2% when compared with April 2019 levels.

Total aircraft operations decreased in April 2020 as compared with the same month in 2019. In April 2020, there were 13,085 total aircraft operations (take-offs and landings), a 51.4% decrease compared to 26,922 total aircraft operations in April 2019.

General aviation activity, which accounted for 86.4% of the total aircraft operations during April 2020, decreased 40.0% when compared with April 2019.

The top three airlines in April 2020 based on passenger count were Southwest Airlines (9,884), American Airlines (6,880) and Delta Air Lines (2,473).

**John Wayne Airport  
Monthly Airport Statistics APRIL 2020**

	<b>April 2020</b>	<b>April 2019</b>	<b>% Change</b>	<b>Year-To-Date 2020</b>	<b>Year-To-Date 2019</b>	<b>% Change</b>
<b>Total passengers</b>	25,313	899,186	-97.2%	1,934,186	3,431,470	-43.6%
<b>Enplaned passengers</b>	12,633	450,680	-97.2%	968,140	1,716,167	-43.6%
<b>Deplaned passengers</b>	12,680	448,506	-97.2%	966,046	1,715,303	-43.7%
<b>Total Aircraft Operations</b>	13,085	26,922	-51.4%	72,202	97,199	-25.7%
<b>General Aviation</b>	11,306	18,850	-40.0%	49,866	65,771	-24.2%
<b>Commercial</b>	1,646	7,608	-78.4%	20,349	29,592	-31.2%
<b>Commuter<sup>1</sup></b>	114	396	-71.2%	1,806	1,559	15.8%
<b>Military</b>	19	68	-72.1%	181	277	-34.7%
<b>Air Cargo Tons<sup>2</sup></b>	1,382	1,561	-11.5%	5,992	6,290	-4.7%

**International Statistics<sup>3</sup> (included in totals above)**

	<b>April 2020</b>	<b>April 2019</b>	<b>% Change</b>	<b>Year-To-Date 2020</b>	<b>Year-To-Date 2019</b>	<b>% Change</b>
<b>Total Passengers</b>	0	18,277	-100.0%	17,246	61,891	-72.1%
<b>Enplaned passengers</b>	0	9,261	-100.0%	8,703	31,292	-72.2%
<b>Deplaned passengers</b>	0	9,016	-100.0%	8,543	30,599	-72.1%
<b>Total Aircraft Operations</b>	0	172	-100.0%	172	639	-73.1%

<sup>1</sup> Aircraft used for regularly scheduled air service, configured with not more than seventy (70) seats, and operating at weights not more than ninety thousand (90,000) pounds.

<sup>2</sup> All-Cargo Carriers: 1,267 tons  
 Passenger Carriers (incidental belly cargo): 115 tons  
 (Current cargo tonnage figures in this report are for March 2020)

<sup>3</sup> Includes all Canada and Mexico Commercial passengers and operations.

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*John Wayne Airport (SNA) is owned by the County of Orange and is operated as a self-supporting enterprise that receives no general fund tax revenue. The Airport serves more than 10 million passengers annually and reaches more than 20 nonstop destinations in the United States, Canada and Mexico. More information can be found at [www.ocair.com](http://www.ocair.com). Like us on [facebook.com/johnwaynearport/](https://www.facebook.com/johnwaynearport/), or follow us on [Twitter @johnwaynear](https://twitter.com/johnwaynear) and [Instagram @johnwaynear](https://www.instagram.com/johnwaynear).*

To receive John Wayne Airport news releases automatically, go to [www.ocair.com](http://www.ocair.com) and click [Subscribe](#).



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# AIRPORT LAND USE COMMISSION

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FOR ORANGE COUNTY

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3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

March 26, 2020

Verny Carvajal, Principal Planner  
City of Santa Ana Planning and Building Agency  
P.O. Box 1988, M-20  
Santa Ana, CA 92702

**Subject: Comments on the Notice of Preparation of Program Environmental Impact Report (EIR) for Santa Ana General Plan**

Dear Mr. Carvajal:

Thank you for the opportunity to review the Notice of Preparation (NOP) for the City of Santa Ana General Plan in the context of the *Airport Environs Land Use Plan (AELUP) for John Wayne Airport (JWA)*. We wish to offer the following comments and respectfully request consideration of these comments as you proceed with your DEIR and General Plan Update.

The City of Santa Ana is located within the AELUP Notification Area for JWA. The DEIR and General Plan should address height restrictions and imaginary surfaces by discussing Federal Aviation Administration (FAA) Federal Aviation Regulation (FAR) Part 77 as the criteria for determining height restrictions for projects located within the airport planning area. To ensure the safe operation of aircraft activity at JWA, structures anywhere in the JWA airport planning area should not exceed the applicable elevations defined in FAR Part 77 (Objects Affecting Navigable Air Space). The General Plan should include height policy language and a mitigation measure in the EIR that states that no buildings will be allowed to penetrate the FAR Part 77 imaginary surfaces for JWA to ensure the protection of its airspace.

Development proposals within the City, which include the construction or alteration of structures more than 200 feet above ground level, require filing with the FAA and Airport Land Use Commission (ALUC) notification. Projects meeting this threshold must comply with procedures provided by Federal and State law, and with all conditions of approval imposed or recommended by FAA and ALUC including filing a Notice of Proposed Construction or Alteration (FAA Form 7460-1). Depending on the maximum building heights that will be allowed within the General Plan, the City may wish to consider a mitigation and condition of approval specifying this 200 feet above ground level height

threshold. In addition, any project that penetrates the Notification Surface for JWA is required to file FAA Form 7460-1.

Portions of the City of Santa Ana fall within the 60 and 65 dB CNEL noise contours for JWA including a portion of the 55 Freeway/Dyer Road planning area. The DEIR and General Plan Update should include policies and mitigations for development within these contours, especially if mixed-use/residential development would be permitted. Per the *AE LUP for JWA*, all residential units within the 65 dB CNEL contour are typically inconsistent in this area unless it can be shown conclusively that such units are sufficiently sound attenuated for present and projected noise exposure so as not to exceed an interior standard of 45 dB CNEL. However, the ALUC recommends that residential uses not be permitted within the 65 dB CNEL contour. As for residential development within the 60 dB CNEL contour, the ALUC may not find residential units incompatible in this area, but would strongly recommend that residential units be limited or excluded from this area unless sufficiently sound attenuated not to exceed an interior level of 45 dB.

We also recommend that the DEIR and the General Plan Update identify if the development of heliports will be allowed within your jurisdiction. Should the development of heliports occur within your jurisdiction, proposals to develop new heliports may be submitted through the City to the ALUC for review and action pursuant to Public Utilities Code Section 21661.5. Proposed heliport projects must comply fully with the state permit procedure provided by law and with all conditions of approval imposed or recommended by FAA, by the ALUC for Orange County and by Caltrans/Division of Aeronautics.

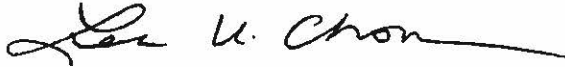
To address consistency with the *AE LUP for Heliports* we suggest adding the following language to your General Plan Update and inclusion as a mitigation measure in the EIR:

“The City will ensure that development proposals including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration (FAA), ALUC, and Caltrans, including the filing of a Form 7480-1 (Notice of Landing Area Proposal) with the FAA. This requirement shall be in addition to all other City development requirements.”

Section 21676 of the PUC requires that prior to the adoption or amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the Airport Land Use Commission pursuant to Section 21675, the local agency shall first refer the proposed action to the ALUC. We recommend that the City include policy in its General Plan and a mitigation measure in the EIR that states that the City shall refer projects to the Airport Land Use Commission (ALUC) for Orange County as required by Section 21676 of the California Public Utilities Code to determine consistency of projects with the *AE LUP for JWA*.

The Commission requests that referrals for determinations be submitted to the ALUC after the city's Planning Commission hearing and before the City Council action. Since the ALUC meets on the third Thursday afternoon of each month, submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendaing. For additional information, please contact Julie Fitch at (949) 252-2584 or at [jfitch@ocair.com](mailto:jfitch@ocair.com).

Sincerely,



Lea U. Choum  
Executive Officer

cc: Airport Land Use Commissioners





# AIRPORT LAND USE COMMISSION

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FOR ORANGE COUNTY

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3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

April 22, 2020

City of Newport Beach Planning Commission  
100 Civic Center Drive  
Newport Beach, CA 92660

Subject: Planning Commission Agenda Item No. 2 – Study Session for Newport Airport Village Planned Community (PA2014-225)

Dear Planning Commissioners:

Thank you for the opportunity to provide comments on the proposed Newport Airport Village Planned Community. The proposed project would require a General Plan Amendment, Zoning Code Amendment, a Planned Community Development Plan and a Development Agreement. The proposed mixed-use project includes construction of up to 444 residential units and up to 297,000 square feet of commercial and office development on parcels adjacent to John Wayne Airport. The properties proposed for development are currently designated by the General Plan as Airport Office and Supporting Uses (AO) and zoned as Office Airport (OA).

A portion of the project site is located within the 65 CNEL noise contour and the remainder is located within the 60 CNEL noise contour. Noise sensitive uses such as residential are considered inconsistent with the 65 CNEL contour and should be limited or excluded within the 60 CNEL contour, unless sufficiently sound attenuated (as indicated in the Airport Environs Land Use Plan for John Wayne Airport).

The proposed project site falls within Safety Zone 6, Traffic Pattern Zone and a portion of the site also falls within Safety Zone 3, the Inner Turning Zone, for JWA. This zone limits residential uses and nonresidential uses having moderate or higher usage intensities, and buildings with more than three aboveground habitable floors are generally unacceptable.

The proposed project site is within the Obstruction Imaginary Surfaces for JWA. Proposed building heights should be evaluated so that they do not penetrate the obstruction imaginary surfaces as the airspace above these surfaces are reserved for air navigation.

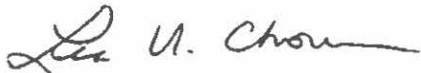
The notification surface would be penetrated at approximately 59 feet Above Mean Sea Level (AMSL). With a ground elevation of approximately 44 feet AMSL, any buildings above 15 feet would penetrate the notification surface, which requires FAA notification. As such, Form 7460-1 Notice of Construction or Alteration should be submitted. The

FAA's lead time to complete an airspace determination is approximately eight weeks, so we recommend that it be submitted as soon as possible.

Since this project requires changes to the Newport Beach General Plan and Zoning Code, the City must submit the project to the Airport Land Use Commission for a consistency determination. ALUC would hear the item after the FAA Determination is completed, but before City Council public hearing.

Thank you again for the opportunity to review and comment on this agenda item. Please feel free to contact me at (949) 252-5123 or at [lchoum@ocair.com](mailto:lchoum@ocair.com) with any questions.

Sincerely,

A handwritten signature in black ink that reads "Lea U. Choum". The signature is fluid and cursive, with the first name "Lea" being particularly prominent.

Lea U. Choum, Executive Officer

cc: ALUC Commissioners  
Gregg Ramirez, City of Newport Beach





**JOHN WAYNE  
AIRPORT**  
ORANGE COUNTY

Barry A. Rondinella  
A.A.E./C.A.E.  
Airport Director

April 22, 2020

City of Newport Beach Planning Commission  
100 Civic Center Drive  
Newport Beach, CA 92660

**Subject: Planning Commission Agenda Item No. 2 – Study Session for Newport Airport Village Planned Community (PA2014-225)**

Dear Planning Commissioners:

Thank you for the opportunity to provide comments on the proposed Newport Airport Village Planned Community. The proposed project would require a General Plan Amendment, Zoning Code Amendment, a Planned Community Development Plan and a Development Agreement. The proposed mixed-use project includes construction of up to 444 residential units and up to 297,000 square feet of commercial and office development on parcels adjacent to John Wayne Airport. The properties proposed for development are currently designated by the General Plan as Airport Office and Supporting Uses (AO) and zoned as Office Airport (OA).

Due to the limited information provided in the staff report for this item, only general comments are provided at this time. The proposed project site is within Safety Zone 3, the Inner Turning Zone, for JWA. This zone limits residential uses and nonresidential uses having moderate or higher usage intensities and buildings with more than three aboveground habitable floors are generally unacceptable.

Based on the Vicinity Map included as Attachment 1 of the staff report, a portion of the project site is located within the 65 CNEL noise contour and the remainder is located within the 60 CNEL noise contour. Noise sensitive uses such as residential are considered inconsistent with the 65 CNEL contour and should be limited within the 60 CNEL contour as indicated in the Airport Environs Land Use Plan for John Wayne Airport.

The Conceptual Land Use Map in Attachment 3 of the staff report shows at least two access points off of Campus Drive, directly across from John Wayne Airport. We are concerned about the amount of traffic that would be generated from this proposed high-intensity use on the street that provides primary access to the airport.

John Wayne Airport is opposed to the project, as proposed, for the reasons provided above. We would like to be included on any further plans, environmental documents or proposed actions regarding this project.

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Thank you again for the opportunity to review and comment on this agenda item. Please feel free to contact me at (949) 252-5270 or at [lserafini@ocair.com](mailto:lserafini@ocair.com).

Sincerely,



L. G. Serafini, JWA  
Deputy Airport Director/Facilities

cc: Barry L. Rondinella, Airport Director  
Gregg Ramirez, City of Newport Beach



# AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

May 22, 2020

Barry Curtis, AICP  
Director of Economic and Development Services  
City of Costa Mesa  
P.O. Box 1200  
77 Fair Drive  
Costa Mesa, CA 92628-1200

Subject: ALUC Referral Package Confirmation

Dear Mr. Curtis:

This is to confirm that the Airport Land Use Commission (ALUC) staff has received the City of Costa Mesa referral request for the One Metro West project at 1683 Sunflower Avenue.

Your request for a review and consistency determination by the Commission is hereby accepted and deemed complete on May 22, 2020, and will be agendaized for the next Commission meeting of June 18, 2020, unless otherwise noticed. Please note that consistent with the Governor's Order N 27-20 issued on March 17, 2020, the meeting will be held via teleconference. We will provide call-in details when the agenda is posted. Your attendance at the meeting (in person or via teleconference) would be appreciated in case there are questions regarding this item.

A copy of the meeting agenda and staff report regarding your item will be provided to you prior to the Commission meeting. Please contact Julie Fitch at (949) 252-5284 or at [jfitch@ocair.com](mailto:jfitch@ocair.com) if you need additional information regarding the Commission's review of this project.

Sincerely,

Lea U. Choum  
Executive Officer



# AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

May 26, 2020

Ali Pezeshkpour, AICP  
Senior Planner  
Planning and Building Agency  
City of Santa Ana  
20 Civic Center Plaza  
P.O. Box 1988  
Santa Ana, CA 92702

**Subject: Bowery Mixed Use Development at 2300, 2310 and 2320 Red Hill Avenue**

Dear Mr. Pezeshkpour:

During the public meeting held on May 21, 2020, the Airport Land Use Commission (ALUC) for Orange County considered the subject project. The matter was duly discussed, and with a unanimous vote of 6-0, the Commission found the proposed General Plan Amendment, Zoning Code Amendment and proposed Bowery Mixed Use project located at 2300, 2310, and 2320 Red Hill Avenue to be Inconsistent with the *Airport Environs Land Use Plan (AELUP) for John Wayne Airport (JWA)* per AELUP Sections 1.2 and 2.1.4, and PUC Section 21674 which state that the commission is charged by PUC Section 21674(a) "to assist local agencies in ensuring compatible land uses in the vicinity of ...existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses," and PUC Section 21674(b) "to coordinate planning at the state, regional and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety and welfare."

Please contact me at (949) 252-5123 or at [lchoum@ocair.com](mailto:lchoum@ocair.com) if you require additional information or have questions regarding this proceeding.

Sincerely,

Lea U. Choum  
Executive Officer