



# **AIRPORT LAND USE COMMISSION**

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

## **AGENDA ITEM 4**

December 16, 2021

**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 October 2021
- ALUC comments on the City of Santa Ana 2021-2029 Housing Element Update
- ALUC comments on NOI to Adopt Negative Declaration (ND) Costa Mesa 2021-2029 Housing Element Update
- ALUC comments on Notice of Intent to Overrule the Airport Land Use Commission for Orange County Determination for the 6<sup>th</sup> Cycle Housing Element Update
- Referral Confirmation Letter to the City of Buena Park Proposed 2021-2029 Housing Element Update
- Referral Confirmation Letter to the County of Orange for Modified Draft Housing Element Update

Respectfully submitted,

A handwritten signature in blue ink, reading "Lea U. Choum", is positioned above the typed name.

Lea U. Choum  
Executive Officer

[Home](#) / [News Releases](#) / John Wayne Airport Posts October 2021 Statistics

## John Wayne Airport Posts October 2021 Statistics

November 24, 2021

**SANTA ANA, Calif.** - Airline passenger traffic at John Wayne Airport increased in October 2021 as compared to October 2020. In October 2021, the Airport served 873,422 passengers, an increase of 183.7% when compared with the October 2020 passenger traffic count of 307,865 and a decrease of 2.7% when compared to October 2019 of 897,873 passengers.

Commercial aircraft operations increased 120.3% and commuter aircraft operations increased 2.3% when compared with October 2020 levels. Comparing October 2021 to 2019 levels, commercial aircraft operations of 7,571 decreased 3.0% and commuter aircraft operations of 461 increased 13.7%.

Total aircraft operations increased in October 2021 as compared with the same month in 2020. In October 2021, there were 26,160 total aircraft operations (take-offs and landings), a 14.2% increase compared to 22,905 total aircraft operations in October 2020, and increased 2.7% compared to October 2019 of 25,468 total aircraft operations.

General aviation activity, which accounted for 70.0% of the total aircraft operations during October 2021, decreased 3.8% when compared with October 2020, and increased 5.5% when compared to general aviation activity of 17,317 in October 2019, which accounted for 68.0% of total aircraft operations.

The top three airlines in October 2021 based on passenger count were Southwest Airlines (327,192), American Airlines (141,903) and United Airlines (122,886).

**John Wayne Airport**  
**Monthly Airport Statistics - October 2021**

	October 2021	October 2020	% Change	Year-To- Date 2021	Year-To- Date 2020	% Change
<b>Total passengers</b>	873,422	307,865	183.7%	5,998,425	3,286,797	82.5%
Enplaned passengers	433,153	152,848	183.4%	2,982,964	1,642,076	81.7%
Deplaned passengers	440,269	155,017	184.0%	3,015,461	1,644,721	83.3%
<b>Total Aircraft Operations</b>	26,160	22,905	14.2%	264,631	201,191	31.5%
General Aviation	18,261	18,984	-3.8%	200,108	157,574	27.0%
Commercial	7,341	3,332	120.3%	59,839	38,884	53.9%
Commuter <sup>1</sup>	524	512	2.3%	4,357	4,234	2.9%
Military	34	77	-55.8%	327	499	-34.5%
<b>Air Cargo Tons <sup>2</sup></b>	1,563	1,605	-2.6%	15,092	15,127	-0.2%

**International Statistics**

(included in totals above)

	October 2021	October 2020	% Change	Year-To- Date 2021	Year-To- Date 2020	% Change
<b>Total Passengers</b>	13,284	0	0.0%	77,974	17,246	352.1%
Enplaned passengers	6,383	0	0.0%	37,550	8,703	331.5%
Deplaned passengers	6,901	0	0.0%	40,424	8,543	373.2%
<b>Total Aircraft Operations</b>	181	0	0.0%	991	172	476.2%

1. 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.

2.

All-Cargo Carriers: 1,417 tons

Passenger Carriers (incidental belly cargo): 146 tons

Current cargo tonnage figures in this report are for: September 2021

3. 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 30 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/johnwayneairport](https://facebook.com/johnwayneairport), or follow us on [Twitter @johnwayneair](#) and [Instagram @johnwayneair](#).*

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





# AIRPORT LAND USE COMMISSION

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FOR ORANGE COUNTY

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

December 9, 2021

Laree Alonso, Interim Planning Manager  
OC Development Services  
601 N. Ross Street  
Santa Ana, CA 92701

Subject: ALUC Referral Confirmation for General Plan Amendment H 20-01 Modified Submittal

Dear Ms. Alonso:

This is to confirm that Airport Land Use Commission (ALUC) staff has received your referral request for a consistency review of the County of Orange 2021-2029 Draft Housing Element Update (GPA H 20-01) received on December 1, 2021 and modified on December 6, 2021.

Your December submittal package is hereby accepted and deemed complete for a review and consistency determination by the Commission. It will be agendaized for the December 16th meeting of the Commission unless otherwise noticed. Your attendance at the meeting 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 us at (949) 252-5170 or at [alucinfo@ocair.com](mailto:alucinfo@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

October 28, 2021

Melanie McCann, Principal Planner  
City of Santa Ana  
20 Civic Center Plaza  
Santa Ana, CA 92701

**Subject: 2021-2029 Housing Element Update**

Dear Ms. McCann,

Thank you for submitting the Santa Ana 2021-2029 Draft Housing Element Update to the Airport Land Use Commission (ALUC) for a consistency review. The Draft Housing Element Update includes goals, policies, and plans for achieving the City's assigned Regional Housing Needs Allocation (RHNA) of 3,095 units for the 2021-2029 planning period. Appendix C - Housing Resources of the October 2021 Draft includes a housing inventory and site assessment. The Appendix states that there are 6,178 pipeline housing units which have been approved, permitted or received a certificate of occupancy after June 30, 2021, and may be counted toward the required RHNA allocation. These pipeline projects meet the number of units required for low and above-moderate income categories, but they do not meet the RHNA requirements for very-low and moderate income categories. Therefore, the City has identified new housing sites for these remaining categories.

In relation to John Wayne Airport (JWA), a portion of the City is located within the Federal Aviation Administration (FAA) Federal Aviation Regulation (FAR) Part 77 Notification Area (also known as the airport planning area). A small part of the City is located within the noise contours and Safety Zone 6, and the southern part of the City is within the Obstruction Imaginary Surfaces. The City of Santa Ana's October 25<sup>th</sup> submittal to ALUC, along with the October 2021 Draft Housing Element Update, demonstrate that no new housing sites are identified within the Notification Area for JWA. Based upon a careful review of the submittal, we have determined that a referral of the Santa Ana 2021-2029 Draft Housing Element Update to the ALUC for Orange County is not required. If any future revisions to the Draft Housing Element Update include new housing sites within the Notification Area for JWA, then a revised submittal would be required.

Thank you for the opportunity to comment on the proposed Housing Element Update. Please contact me or Julie Fitch at 949.252.5170 or via email [ALUCinfo@ocair.com](mailto:ALUCinfo@ocair.com) if you require additional information.

Sincerely,

Lea U. Choum  
Executive Officer





# 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

November 29, 2021

Attn: Development Services, Planning Division  
c/o Justin Arios, Associate Planner  
77 Fair Drive  
Costa Mesa, CA 92626

**Subject: NOI to Adopt Negative Declaration (ND) for Costa Mesa Housing Element Update (2021-2029)**

Dear Mr. Arios:

Thank you for the opportunity to review the City of Costa Mesa Initial Study to adopt a Negative Declaration for the proposed Housing Element Update in relation to the *Airport Environs Land Use Plan for John Wayne Airport (AELUP for JWA)*. The City of Costa Mesa is located within the Federal Aviation Administration (FAA) Federal Aviation Regulation Part 77 Notification Area (also known as the airport planning area). In addition, parts of the City are located within the noise contours, the safety zones and the Obstruction Imaginary Surfaces for JWA.

The Draft Housing Element includes a site inventory assessment, which identifies sites that can achieve the City's assigned 2021 Regional Housing Needs Assessment (RHNA) for the 2021-2029 planning period. The Draft Housing Element identifies 99 parcels within a variety of zones, specific plan areas, urban plans, and overlays. The proposed site inventory includes new residential sites within the Notification Area, which requires submittal to the Airport Land Use Commission for a consistency review.

The Draft Housing Element proposes new residential sites within the conical and horizontal obstruction imaginary surfaces for JWA. The ND should discuss the maximum building heights allowed for these areas. With respect to building height restrictions, development proposals which include the construction or alteration of structures more than 200 feet above ground level require filing with the Federal Aviation Administration (FAA) and ALUC notification. Projects meeting this threshold must comply with procedures provided by Federal and State law, with the referral requirements of ALUC, 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 per the proposed Housing Element Update, the City may wish to incorporate a mitigation and condition of

approval specifying the 200 feet height threshold within the ND and proposed Housing Element.

It appears that a number of the sites are located within the 60 dB CNEL contour for JWA. Per the *AELUP for JWA*, it is strongly recommended that residential units be limited or excluded from this area unless the sound attenuation provided is sufficient to ensure that interior noise levels do not exceed 45 dBA. The ND should also discuss if any of the proposed residential opportunity sites fall within the Safety Zones for JWA. *Appendix D of the AELUP for JWA* contains the JWA Safety Zone Map for your reference.

A referral by the City to the ALUC is required for this project due to the location of the proposed housing sites within AELUP Planning Area for JWA and due to the nature of the required City approvals (i.e. Housing Element Update/General Plan Amendment) under PUC Section 21676(b). Please note that the Commission requests that referrals be submitted to the ALUC for a determination between the Local Agency's Planning Commission and City Council hearings. Since the ALUC meets on the third Thursday afternoon of each month, complete submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendaing. The Housing Element Submittal form can be found at:

<https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

Thank you for the opportunity to comment on this initial study. Please contact Julie Fitch at (949) 252-5170 or [jfitch@ocair.com](mailto:jfitch@ocair.com) if you have any questions.

Sincerely,



Lea Choum  
Executive Officer





# AIRPORT LAND USE COMMISSION

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FOR ORANGE COUNTY

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

December 1, 2021

Benjamin M. Zdeba, Senior Planner  
City of Newport Beach  
Community Development Department  
100 Civic Center Drive  
Newport Beach, CA 92660

Subject: Response to Notice of Intent to Overrule the Airport Land Use Commission for  
Orange County Determination for 6<sup>th</sup> Cycle Housing Element Update

Dear Mr. Zdeba:

We are in receipt of the City of Newport Beach letter dated November 2, 2021, and City Council Resolution No. 2021-98 notifying the Airport Land Use Commission (ALUC) for Orange County of the City's intent to overrule the ALUC's inconsistency determination on the proposed 6<sup>th</sup> Cycle Housing Element Update. In accordance with Section 21676 of the Public Utilities Code, the ALUC submits the following comments addressing the proposed overrule findings for the above-referenced project.

Please be advised that California Public Utilities Code (PUC) Section 21678 states: "With respect to a publicly owned airport that a public agency does not operate, if the public agency pursuant to Section 21676, 21676.5, or 21677 overrules a commission's action or recommendation, the operator of the airport shall be immune from liability for damages to property or personal injury caused by or resulting directly or indirectly from the public agency's decision to overrule the commission's action or recommendation."

## Background

On September 16, 2021, the ALUC for Orange County found the proposed Housing Element Update to be inconsistent with the *Airport Environs Land Use Plan for John Wayne Airport (AELUP for JWA)* on a 6-0 vote. The inconsistent finding was based on AELUP Sections 2.1.1, 2.1.2, and 2.1.4. and PUC Sections 21674(a) and 21674(b).

Pursuant to Section 1.2 of the *AELUP for JWA*, the purpose of the AELUP is to safeguard the general welfare of the inhabitants within the vicinity of the airport and to ensure the continued operation of the airport. Specifically, the AELUP seeks to protect the public from the adverse effects of aircraft noise to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that no structures or activities adversely affect navigable airspace. Additionally, Section 2.1.4 of the *AELUP for JWA* and PUC Section

21674 charge the Commission to coordinate at the local level to ensure compatible land use planning. The City's proposed General Plan Amendment and potential residential uses would occur within the 60 and 65 Community Noise Equivalent Level (CNEL) contours and Safety Zones 4 and 6. This would result in exposure to significant risk, noise and aircraft overflight. Therefore the City's proposed action is inconsistent with the AELUP.

ALUC has the following additional comments regarding the findings and facts of support included in Resolution No. 2021-98.

**Response to Fact in Support 1 - Regarding Noise Standards:**

Pursuant to AELUP Section 2.1.1, "... aircraft noise emanating from airports may be incompatible with the general welfare of the inhabitants within the vicinity of an airport. . . ." As noted in the City's discussion, the CNEL standards are set forth in the AELUP. As part of the review of the proposed Housing Element Update, it was noted that the "suitable" sites are identified within the JWA 65 dBA and 60 dBA CNEL noise contours. The ALUC believes that the proposed new locations for residential units would be highly affected by airport noise due to the close proximity to the airport (some within less than one mile from the runway end and others directly across the street from the airport), and that the past and current land use designation of Open Space and/or Commercial is the appropriate designation for this site. The proposed Housing Element Update would allow for the introduction of residential uses which are not suitable and would subject the future residents to excessive noise. The ALUC has historically found residential uses in the vicinity of JWA to be inconsistent with the *AELUP for JWA*, and this proposal would allow up to 23 housing sites within the 60 and 65 CNEL contour.

While ALUC found the proposed Housing Element Update inconsistent with Section 2.1.1. of the *AELUP for JWA*, we support the city's inclusion of policies in the Noise Element to provide sound attenuation in the residential units to not exceed 45 dBA during daytime hours and 40 dBA between 10:00 p.m. and 7:00 a.m.

**Response to Fact in Support 2 - Regarding Safety:**

Pursuant to AELUP Section 2.1.2, "[s]afety and compatibility zones depict which land uses are acceptable and which are unacceptable in various portions of airport environs. The purpose of these zones is to support the continued use and operation of an airport by establishing compatibility and safety standards to promote air navigational safety and to reduce potential safety hazards for persons living, working or recreating near JWA."

The proposed residential sites are located in Safety Zone 4 – Outer Approach/Departure Zone, and Safety Zone 6 – Traffic Pattern Zone. As stated in the ALUC staff report, the California Airport Land Use Planning Handbook policies for Safety Zone 4 are to limit residential uses to low density (1 dwelling unit per 2 -5 acres for suburban areas), and that noise and overflight may be considered in Safety Zone 6. Flight tracks for the property were included in the ALUC staff report and are attached to this letter. Considering the proposed densities,



proximately to JWA and the number of flights over the property, the inclusion of these new sites in the proposed Housing Element Update is inappropriate.

**Response to Fact in Support 3 - Regarding "Intent of the AELUP":**

By virtue of being clearly stated in *AELUP for JWA* Sections 1.2 "Purpose and Scope" and 2.0 "Planning Guidelines," the ALUC understands the complex legal charge to protect public airports from encroachment by incompatible land use development, while simultaneously protecting the health, safety and welfare of citizens who work and live in the airport's environs. To this end, and as also statutorily required, ALUC proceedings are benefited by several members having expertise in aviation. Based upon careful consideration of all information provided, and input from ALUC members with expertise in aviation, the ALUC unanimously found the proposed Housing Element Update to be Inconsistent with the *AELUP for JWA*.

We urge the City Council to take ALUC's concerns into consideration in its deliberations prior to deciding whether to overrule ALUC. In the event the City overrules ALUC's determination, ALUC requests that individual projects within the airport influence area are submitted to ALUC for review. Thank you for the opportunity to provide these comments.

Sincerely,



Gerald A. Bresnahan  
Chairman

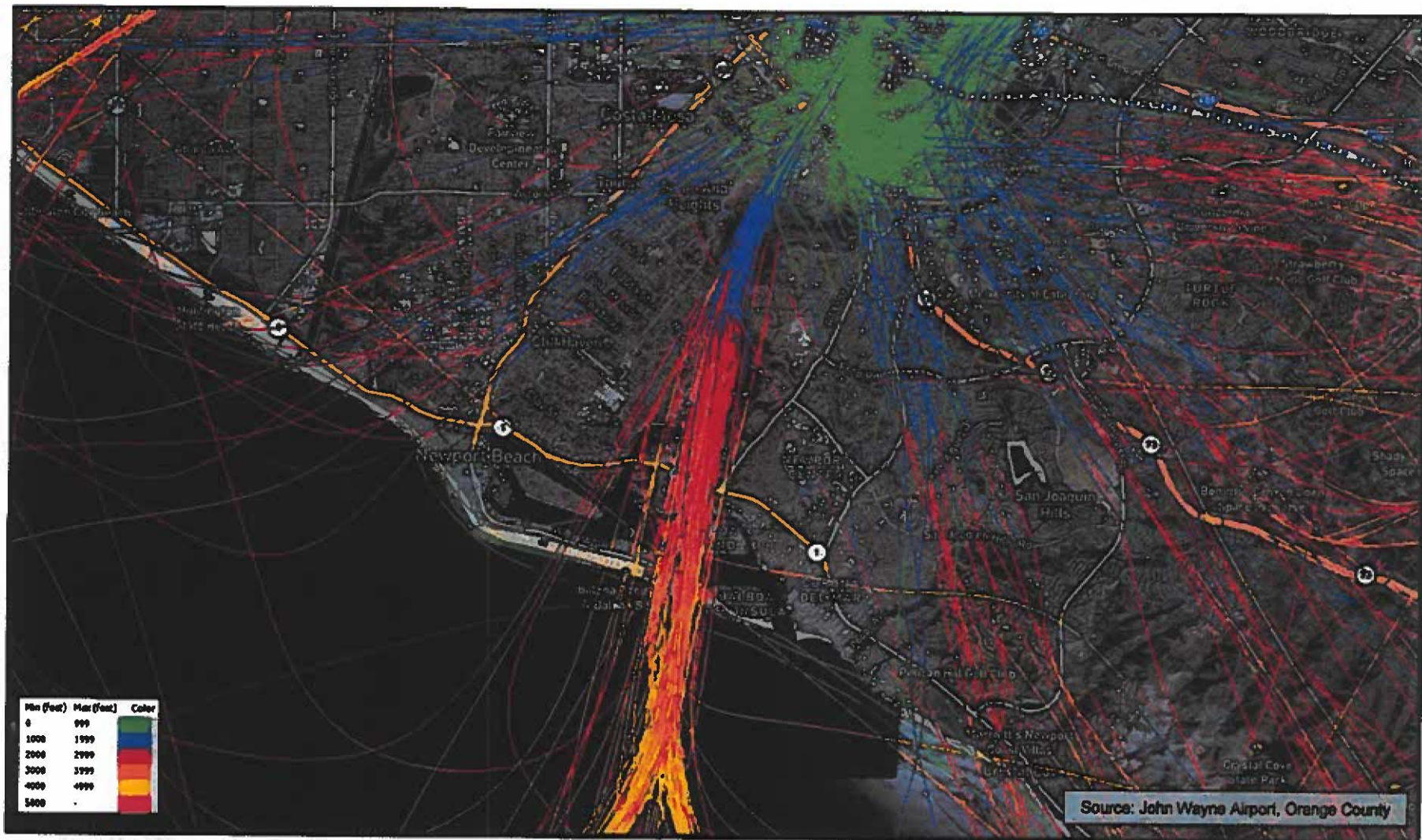
Attachment: John Wayne Airport Flight Tracks for Housing Element Update

cc: Members of Airport Land Use Commission for Orange County  
Members of Newport Beach City Council  
Kevin Ryan, Caltrans/Division of Aeronautics





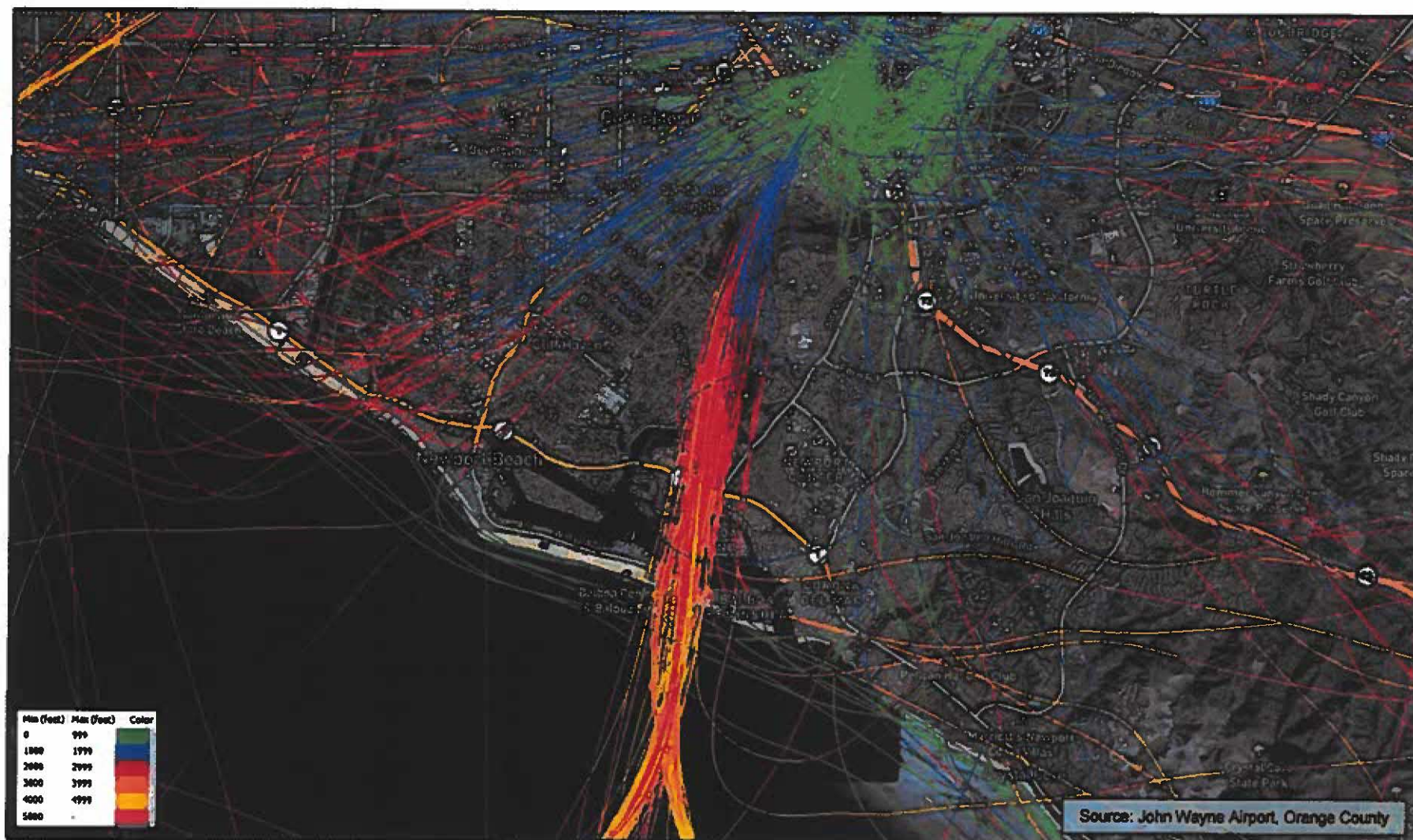
**John Wayne Airport Altitude Analysis**  
**689 Operations**  
**Thursday, January 24, 2019**







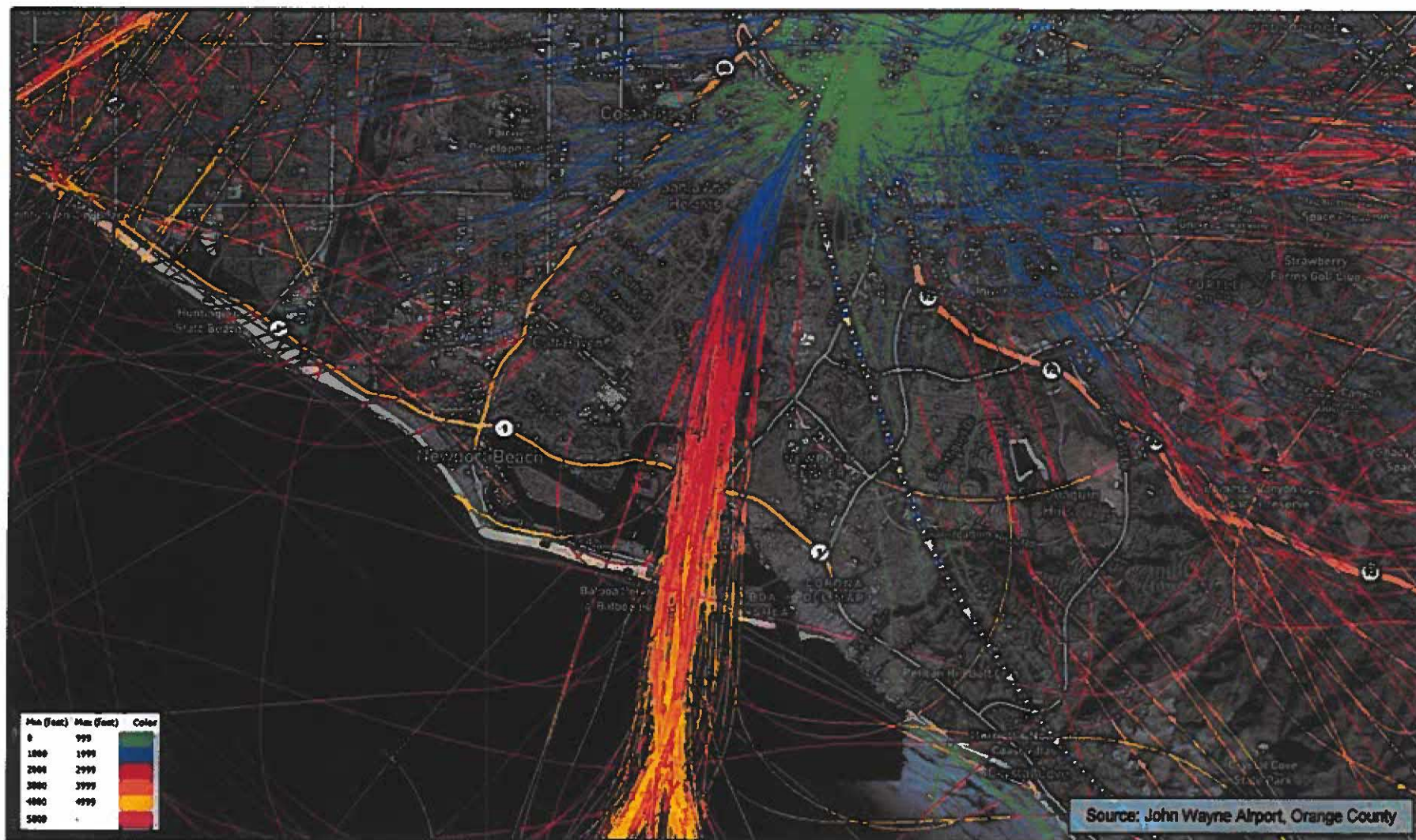
**John Wayne Airport Altitude Analysis  
550 Operations  
Saturday, June 22, 2019**







**John Wayne Airport Altitude Analysis  
788 Operations  
Thursday, October 17, 2019**







# AIRPORT LAND USE COMMISSION

## FOR ORANGE COUNTY

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

December 3, 2021

Swati Meshram, PhD, AICP, Planning Manager  
Planning Division  
City of Buena Park  
6650 Beach Blvd., P.O. Box 5009  
Buena Park, CA 92622-5009

**Subject: ALUC Referral Confirmation – City of Buena Park Proposed 2021-2029 Housing Element Update**

Dear Dr. Meshram:

This is to confirm that the Airport Land Use Commission (ALUC) staff has received the City of Buena Park referral request for the 2021-2029 Housing Element Update.

Your submittal, being complete and sufficient, for a review and consistency determination by the Commission, is hereby accepted, and will be agendaized for the next Commission meeting of December 16, 2021 unless otherwise noticed. Your attendance at the meeting will be appreciated in case there are questions regarding this item. The meeting location is included below for your information:

4:00 p.m.  
JWA/Airport Commission Meeting Room  
3160 Airway Avenue  
Costa Mesa, CA 92626

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