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September 22, 2020

The Hon. Will O'Neill, Mayor  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

RE: Ordinance Nos. 2020-22 and 2020-23: Newport Airport Village Planned Community Development Plan

Dear Mayor O'Neill and Members of the City Council,

The Aircraft Owners and Pilots Association (AOPA) is the world's largest general aviation association with nearly 330,000 members, including over 32,000 members in California. On behalf of our members, I am writing to urge the city council to vote **no** on Ordinances 2020-22 and 2020-23, and on Resolutions 2020-83 and 2020-84.

The city council has been fully informed by the Orange County Airport Land Use Commission (ALUC), and others, of the many reasons why the Newport Airport Village Planned Community Development Plan is incompatible with John Wayne Airport. In a July letter, the ALUC cited several sections of the *Airport Environs Land Use Plan for John Wayne Airport*, specifically:

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1. Section 2.1.1 Aircraft Noise that the "aircraft noise emanating from airports may be incompatible with general welfare of the inhabitants within the vicinity of an airport."
2. Section 2.1.2 Safety Compatibility Zones in which "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."
3. Section 2.1.3 Building Height Restrictions which states that the results of an aeronautical study conducted by the FAA... will be utilized to help determine if a structure will have an adverse effect on the airport or on aeronautical operations." The Aeronautical study provided was for structures 124 feet AMSL, while the General Plan Amendment and Development indicate the maximum height would be 129 feet AMSL.

4. Section 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". "

Today's vote may be the final opportunity for the city council to stop this incompatible project from moving forward. Orange County, as the sponsor for the airport, is responsible for ensuring compatible land use around the airport in places where they have such authority. The county will become burdened with new noise complaints and potential liability if residential housing is constructed at this location. The county is relying on their strong partnership with Newport Beach to help maintain land use compatibility near the airport. Again, I urge you to vote **no** on Ordinances 2020-22 and 2020-23, and on Resolutions 2020-83 and 2020-84.

Thank you for your attention to this important matter. If I may be of further assistance, please contact me at 202-609-9702 or [adam.williams@aopa.org](mailto:adam.williams@aopa.org).

Sincerely,



Adam Williams  
Manager, Airport Policy

CC:  
Newport Beach City Council