



CITY OF NEWPORT BEACH

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Mayor

Will O'Neill

Mayor Pro Tem

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Council Members

Joy Brenner

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Jeff Herdman

Kevin Muldoon

July 31, 2020

Michelle Steel, Chairwoman
Orange County Board of Supervisors
333 W. Santa Ana Blvd.
Santa Ana, CA 92701

RE: Newport Beach's Evaluation of the Respondents' Proposed Plans for
the John Wayne Airport Fixed Base Operator Parcels

Chairwoman Steel and Members of the Board of Supervisors:

On behalf of the City of Newport Beach (City), I wish to reiterate our appreciation for the actions the Board of Supervisors has taken to date in direct response to the concerns and suggestions raised by the City and our community regarding the General Aviation Improvement Program (GAIP).

It is our understanding that on August 5, the Airport Commission will review the responses to John Wayne Airport's request for proposals for Fixed Based Operators (FBOs) and make their recommendation to the Board of Supervisors (Board). Following that recommendation, the Board will meet to select the respondents with whom the County of Orange (County) desires to begin lease negotiations. Your FBO selections and the lease terms included in the County's negotiated agreements are, of course, critically important in solidifying the Board's previous actions to preserve the presence of small general aviation at the airport and protect the surrounding communities from further noise and air quality impacts.

I urge you to take the following points into consideration as you make decisions that will impact our community and the airport for decades to come.

1. The FBO leases must include language similar to the model agreement included in your RFP. We ask that you include specific terms and conditions that implement your direction to allow the parking and storage of medium and large general aviation aircraft on the 25.6 acres identified for "mixed use" and preserve the approximately 34.6 remaining acres for the parking and storage of small general aviation aircraft only.
2. The City urges you to include lease terms that eliminate the ability of any lessee to construct and operate a General Aviation Facility (GAF)

or that, at a minimum, restricts the hours of the GAF to 8 a.m. to 10 p.m.

3. The acreage set aside for small general aviation should be built out in a manner that preserves the current ratio of 40-, 50-, and 60-foot hangers to provide much-needed storage for the smaller general aviation aircraft.

Finally, I wish to relay and explain our City's evaluation of your respondent's proposals. By only making available very limited sections of the proposals, our ability to have a full understanding of each proposer's plan was extremely difficult. Therefore, members of our City's Aviation Committee evaluated each respondent based on brief interviews with each respondent and whether the limited information available aligned with the goals that the City of Newport Beach has advanced for the GAIP. A summary of those findings, which were upheld by our Aviation Committee and the City Council, is enclosed. While we do not specifically endorse any single respondent, we do believe that ACI Jet, Clay Lacy Aviation, Atlantic Aviation, American Aircraft and Jay's Aircraft all comply with our City's stated goals. Orange County Aviation Partners does not comply with the City's goals due to their decision to propose a plan that includes regularly scheduled commercial service from the FBO. The City continues to strongly believe that commercial service belongs in the airport's main terminal, not in an FBO.

However, despite our determination that six of the seven providers align with the City's goals, we believe that the above mentioned three points must be included in the terms of the lease agreement in order to balance enhanced airport operations with preserving the integrity of the surrounding community.

The Board of Supervisors has taken significant strides in the GAIP to address the needs and concerns of the City of Newport Beach and other communities. We appreciate your continued attention and focus to our community. John Wayne Airport is a countywide asset and this decision will impact the community and our residents for decades to come. It is critical that this decision is made with the best interests of our visitors and our residents in mind. We urge you to select FBOs that fully demonstrate a clear understanding that they need to respect and protect the airport's neighbors, and are willing to sign lease agreements to that effect.

Thank you for your consideration.

Sincerely,



Will O'Neill
Mayor