



CITY OF

NEWPORT BEACH

City Council Staff Report

July 28, 2020
Agenda Item No. 17

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Grace K. Leung, City Manager - 949-644-3001,
gleung@newportbeachca.gov

PREPARED BY: Tara Finnigan, Deputy City Manager,
tfinnigan@newportbeachca.gov

PHONE: 949-644-3035

TITLE: Evaluation of John Wayne Airport Fixed Base Operator Proposals –
Supplemental Staff Report

ABSTRACT:

The Aviation Committee met on July 27 and approved a modified recommendation regarding the evaluation of the John Wayne Airport Fixed Based Operator proposals for the City Council's consideration.

RECOMMENDATION:

- a) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly; and
- b) Subject to the Orange County Board of Supervisors including terms and conditions in the lease agreement which: (1) implement Supervisor Steel's direction to restrict certain airport parcels for use only by medium and large general aviation jet aircraft and others by small general aviation aircraft on the John Wayne Airport property, as indicated with the yellow/green areas on the map attached hereto as Attachment A; and (2) eliminates the ability of any lessee to construct and operate a General Aviation Facility, the City Council approves the Aviation Committee's General Aviation Improvement Program Ad Hoc's findings that the entities set forth in Attachment B meet the City's goals for a lessee, and the City Council hereby authorizes the City Manager to inform the County of Orange of this recommendation.

FUNDING REQUIREMENTS:

There is no fiscal impact related to this item.

DISCUSSION:

On July 9, the County of Orange made certain materials related to the responses it received for its Request for Proposals for Fixed Base Operators at John Wayne Airport (JWA) available for public review. The Aviation Committee's General Aviation Improvement Program (GAIP) Ad Hoc Committee evaluated each respondents' proposed plans according to how closely the plans align with the City's goals for the GAIP.

The Aviation Committee (Committee) reviewed the Ad Hoc's findings at its July 27 meeting.

The Committee had no changes to the Ad Hoc's findings (Attachment B), but after receiving public comments and discussing the item as a Committee, the Committee voted in favor of expanding the recommendation for the City Council's consideration to address two important project components. The Committee recommends the City convey the following to the County of Orange for inclusion in the FBO lease terms and conditions:

1. Supervisor Steel's direction to restrict certain airport parcels for use only by large general aviation jet aircraft and other parcels for small general aviation aircraft (as shown in the yellow and green areas on Attachment A).
2. Eliminate the ability of any FBO to construct and operate a General Aviation Facility.

Recommendation "b" shown on page 1 of this staff report includes the Aviation Committee's desired amendments and replaces the previous staff recommendation "b".

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this action is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

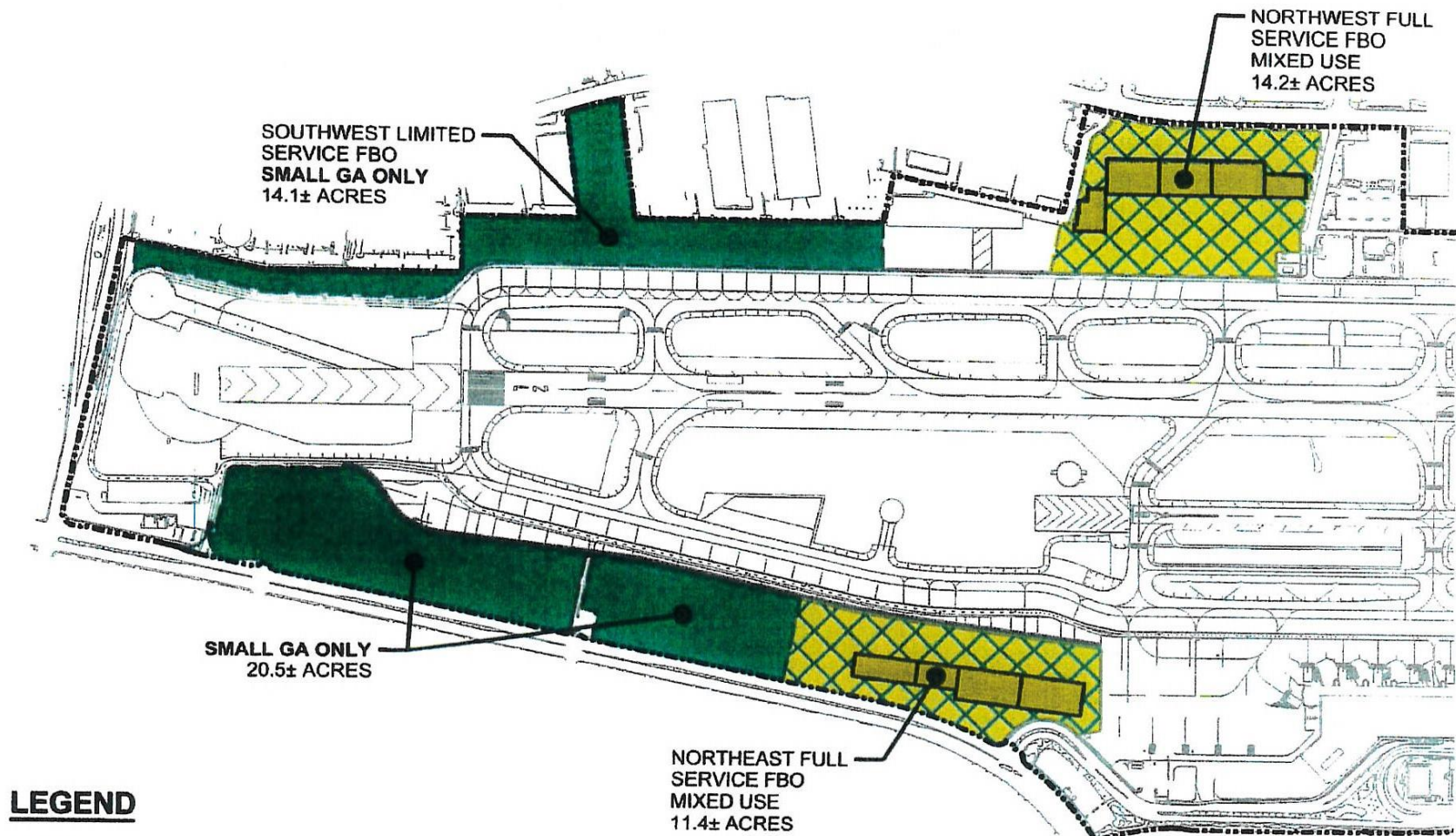
ATTACHMENTS:

Attachment A – Map

Attachment B – Ad Hoc Committee Evaluation of Fixed Base Operator Proposals

Map of Project with Lease-Enforced Restrictions

Attachment A



Does the Proposal Comply With the City's Goals for the General Aviation Improvement Program?

Full Service Northeast

	Maintain Current GA Balance	Build Max # Individual Hangars	General Aviation Facility Excluded	General Aviation Facility Hours Limited	FBO Hours Limited	Regularly Scheduled Commercial Ops Excluded	Noise Abatement Programs
ACI Jet	Y	Y	N	Y	Y+	Y	Y
Clay Lacy Aviation	Y	Y	Y	NA	Y	Y	Y+
OC Aviation Partners / Million Air	Y	Y	N	Y	Y	N	Unknown

Full Service Northwest

	Maintain Current GA Balance	Build Max # of Individual Hangars	General Aviation Facility Excluded	General Aviation Facility Hours Limited	FBO Hours Limited	Regularly Scheduled Commercial Ops Excluded	Noise Abatement Programs
Atlantic Aviation	Y	Y	N	Y	Y	Y	Y+
Clay Lacy Aviation	Y	Y	Y	NA	Y	Y	Y+
Jet Aviation	Y	Y	N	Y	Y	Y	Unknown
OC Aviation Partners / Million Air	Y	Y	N	Y	Y	N	Unknown

Limited Service

	Maintain Current GA Balance	Build Max # of Individual Hangars	Hours of Operation
American Aircraft	Y	Y	Y
Jay's	Y	Y	Y

Key	
Y - Yes	Y+ - Yes, with added benefits
N - No	NA - Not Applicable
Aligns with City's Goals	