

Members of the Yolo County Planning Commission

Re: PreStar application for camping/RV and food service Item **ZF #2013-0018**

### **Camping and Food Preparation at Prestar/Skydance**

Comments prepared and submitted by Trent and Deanne Meyer, 24700 County Road 95, Davis

We have reviewed the items available prior to and at the West Plainfield Advisory Committee on Airport Development (WPAC) as well as the items posted (3 pm May 2 on the Planning Commission agenda) regarding ZF #2013-0018. We suggest the Planning Commission require environmental review prior to reviewing the application. The Planning Commission would be prudent to keep in mind the various governing documents already in existence related to airport land use and be consistent with these documents.

Numerous concerns arise regarding the proposal for camping/RV/food areas at Prestar.

The Planning Commission packet identifies a notice of exemption and implies that the reward for having unpermitted campground/RV/food service areas at the airport for more than 20 years is to claim a pre-existing condition and therefore exempt status. This is NOT appropriate. As no previous permits exist, a review must be conducted to identify if any adverse impact may occur. Neither the Airport EIR nor the 1999 Airport Master Plan discuss the camping/RV/food service activities that were occurring at the time these documents were developed. No additional environmental review (noise, aesthetics, resource use, sewage, drainage, lighting, etc.) was conducted, therefore there is no base document from which to reference change in impact.

One of the concerns voiced during the WPAC May 2 meeting was that this permit sets precedence for future camp/RV areas at the airport. Residents from the east side of the airport were particularly concerned that setting precedent must be done with care and consideration. Numerous individuals voiced issues with the current nature of camping/RV use at the Prestar site. An environmental review is certainly necessary to identify impact on water use, sewage generation, noise, lighting, road traffic, etc.

YC Airport is not a park or camp ground. The original transfer agreement with the Federal Government states the property is for public airport purposes and only such purposes. It is unclear if camping/RV/food services will meet the purposes of the original deed.

### **Specific to the use permit items presented at the WPAC.**

It was incredibly frustrating to try to review a document that was incomplete and inconsistent. A completed application needs to go through an environmental review. This would identify potential impacts of the airport on the campers and the potential impact of the campers on the environment (certainly, neighbors are concerned about noise, light, proper use of water and handling of waste (human and refuse).

Items 2 and 3 need clarification. What is an event? The county should be notified 30-days prior to an event. The PreStar website identified more than 40 events for this year alone (inserted at the end of this document)  
[http://skydance.net/skydance\\_skydiving\\_events\\_and\\_calendar/skydance\\_skydiving\\_events.htm](http://skydance.net/skydance_skydiving_events_and_calendar/skydance_skydiving_events.htm)

Is tent camping only allowed during “events”? This needs to be clarified. Can there be 12 RVs at any time during the year—even if not event weekends?

Duration of stay should be restricted to 72 hours “during” any given event (the initial application), not 7 days for each event. How will this be enforced?

4. There is insufficient information to identify the use of water on the water system at the airport. Airport installed new groundwater well in recent years. The Planning Commission needs to know what the anticipated water use of the cumulative events are as well as estimated water use on the remainder of the airport to identify if there is sufficient water available during peak use or if granting 6 events with up to 100 campers will stress the water supply system. What is the estimated water use? How does this compare to total daily airport use? If there is not a meter installed already, perhaps one should be installed to have records of use (water meters should be installed at each source of use and tenants charged for their use) and document that no campers are using showers. If showers are only for employees, then water use should be relatively consistent seasonally. May showers be used by non-employees during non-event weekends? Water

use for showers/toilet needs to be considered. Even if porta-potties are brought in for events, the toilet flushing is less water than showers. Absent a water meter, how would one identify that showers were not used by campers. How will this be enforced? The reason there are questions related to water use and functionality of the septic system is that the area identified for camping and parking on Prestar lease may be submerged during winter rain events. Materials not adequately treated through a proper system may end up is storm water runoff from the airport.

5. No parking should be allowed off leased property.

6. No open fires should be allowed YC Sec. §6-13-05: No person shall kindle or maintain an open camp fire or bonfire except on park property....This is designated as aviation use not park use.

8. A detailed septic site map should be submitted and an Environmental Health review should occur before any campers are allowed. There is no enforcement tool to prevent campers from using shower facilities. No leach line diagrams were shown on application plot plan. It is unclear if the tent area overlays the leach line area. If so, is this a proper management of a leach line area?

9. All portable bathrooms should be on Prestar leased property and placed adjacent to designated camping areas.

12. FAA approved fencing should be installed to minimize potential unauthorized pedestrians on runway or taxiways.

**Alcohol should not be allowed.**

14. No Alcohol, smoking, fireworks or sound devices should be allowed on Yolo County Airport property as a safety measure. This is not a camp ground or county park.

15. How will quiet hours be enforced?

16. Application is for free camping. This is not an economic gain for the county and the area motel, hotel, private camp grounds and RV parks as well as county camp grounds should be up in arms over unfair business practices created by Yolo County.

19. Any food service entity needs to display on site of operation, its business license for Yolo County, a valid health inspection certificate. Tenant needs to display a permit on site for food service.

Should a bond be required with the use permit?

Additional thoughts:

At the WPAC meeting we were told that the Master Plan used to have camping in it. This is not consistent with existing Master Plan documentation (1999 to current). The Master Plan is established and modified to identify to FAA what things are prioritized for funding/improvement. Camping isn't on the list of any of the more recent plans. We do not have access to prior Master Plan documents to determine if in fact any statements were made regarding camping/RV activities.

Some components of the leased property by Prestar have major flooding/drainage problems during intensive rains and have very poor drainage.

Huge concerns come from the issue of sewage/water use/ and inappropriate location of excrement—given the drainage issues through and off the airport. The area in question (for camping and overflow parking) is designated both as AE and X by FEMA. Although the FEMA map indicates the flood area is east of aviation drive, there was plenty of standing water and flowing water west of aviation drive near PreStar this last winter when we had intensive rains. Should individuals chose to forego use of the facilities and urinate or defecate outside, this excrement can easily be discharged through storm events----and therefore be inconsistent with the County's NPDES permit with the Regional Water Quality Control Board.

The EIR indicates **1.8.3.1. Drainage System Improvements.** The proposed drainage improvements are designed to facilitate the commercial development of the Yolo County Airport without adversely impacting

existing drainage and/or resulting in any additional flooding in proximity to Airport Slough.<sup>26</sup>

Proposed drainage improvements will be designed to:

- Maintain current volume of floodplain storage capacity on Airport property (1 00-year flood = 88 ac. ft.±).
- Provide phased on-site detention storage capacity for new development to reduce peak storm water flows.
- Not increase storm water runoff into Airport Slough beyond current conditions.
- Construct new building floors at least one foot above 1 00-year flood elevation.

Page 1-16 of the EIR section 1.8.4 the recommended Master Plan infrastructure development program has been proposed as a phased plan to accommodate long-range utilization of the facility. The support facilities consist of **drainage improvements, a water distribution system, sewage system improvements, electrical and gas distribution system improvements and upgraded telephone service.** Interesting to note, Table ES-2 page ES-10 identifies that the airport master plan project and C-II runway alternative provide class iv impact—beneficial for sewage disposal. What actual improvements have been made to sewage.

Allowing upgrades and improvements to the airport without addressing infrastructure needs is ignoring the governing documents of the master plan and the environmental impact report.

Although the EIR did evaluate noise it did not evaluate the noise impacts for individuals camping at the airport or the impact of those individuals on the adjoining neighbors.

Concerns of lighting at the camping/RV area to both pilot safety and glare to local residents were not reviewed in the EIR.

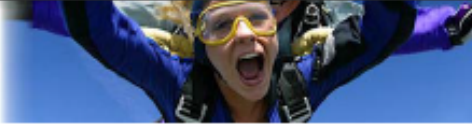
**At the February WPAC meeting one member of the community urged the Committee to vote no on any and all airport improvements until the time that the County addresses the drainage issues properly and improvements are made.**

The Airport Master Plan (1996, revised 1998, updated 2009) and CLUP (1999) documents do not identify camping (tent or RV) as a component of the existing airport. Likewise, the EIR was conducted based on airplane activity and associated human activity and not with campgrounds, campers, or events included. There is nothing in the documents that remotely suggests the environmental impact of campers was evaluated.

The objective of the Comprehensive Land Use Plan (CLUP) prepared by the Airport Land Use Commission (ALUC) under the authority of the Airport Land Use Commission Law, Chapter 4, Article 3.5, California Public Utilities Code. The purpose of the Airport Land Use Commission Law is to:

1. Protect public health, safety, and welfare through the adoption of land use standards that minimize the public's exposure to safety hazards and excessive levels of noise...

The Planning Commission would be prudent to keep in mind the various governing documents already in existence related to airport land use and be consistent with these documents.



**SkyDance Skydiving EVENTS!**

2013		
Month	Day	Event
<b>January</b>	2	Wed. Open for Jumping
	13	Sun. Packing and Water Training
<b>February</b>	10	Sun. Packing and Water Training Course
	18	Mon. 'President's Day' 15K All Day (Including 13K Tandems)
<b>March</b>	9	Sat. USPA Safety Day and Pancake Breakfast
		Exits and Basic Formation Flying Skills (4 Way)
		Freefly Skillz Camp
	10	Sun. Packing and Water Training
	23	Sat. 4-Way Scrambles
	27	Wed. Night Jumps
<b>April</b>	5-7	USPA AFF Instructors Course
	6	Intermediate Formation Flying Skills (4 to 8 Way)
	12-14	USPA AFF Instructors Course
	14	Sun. Packing and Water Training
	20	Sat. 4-Way Scrambles
	24	Wed. Night Jumps
<b>May</b>	3-5	Fri. - Sun. USPA Coach Course
	12	Sun. Packing and Water Training
	24-27	Fri. - Mon 30K HALO Jumps
	25	Sat. Night Jumps
	27	Mon. Memorial Day 15K All Day (Including 13K Tandems)

<http://skydance.net/skydance-skydiving-events-and-calendar/skydance-skydiving-events...> 5/5/2013

<b>June</b>	1	Sat. Intermediate/Advanced Formation Flying Skills (8 to 12 way formations)
	9	Sun. Packing and Water Training
	20-23	Thurs - Sun <b>2013 American Boogie!!!</b>
	21	Fri. Jump til Midnight
	22	Sat. Dinner and Party
	20-23	Thurs - Sat. Free Beer after Sunset
<b>July</b>	4	Thurs. 4th of July Skydiving and Davis Demo Jump
	14	Sun. Packing and Water Training
	20	Sat. Night Jumps
<b>August</b>	11	Sun. Packing and Water Training
	23	Fri. Night Jumps
<b>September</b>	2	Mon. Labor Day 15K All Day (Including 13K Tandems)
	8	Sun. Packing and Water Training
	20	Fri. Night Jumps
<b>October</b>	13	Sun. Packing and Water Training
	18	Fri. Night Jumps
	26	Sat. Halloween Party and Costume Contest
<b>November</b>	10	Sun. Packing and Water Training
<b>December</b>	8	Sun. Packing and Water Training