

Yolo County Airport Advisory Committee

November 4, 2015

The Airport Advisory Committee (AAC) convened in a Joint Concurrent Meeting with the West Plainfield Advisory Committee on Airport Development (WPAC) at Lillard Hall, West Plainfield Fire Department at 24905 County Road 95, Yolo County Airport, Davis, CA. **The following minutes are submitted for the Airport Advisory Committee.**

The following members were in attendance from the AAC.

Present: Gary Pelfrey, Patrick Scribner, Joel Larsen, Stanley Maricich, James Hechtl
Absent: Blake Jessen in attendance and seated with public.

The following members were in attendance from WPAC.

Present: Michele Defty, William Miller
Absent: Steven Sheehan, David Gilmer

Staff: Mindi Nunes, Gary Engel, Margaret Raley

- 1. Call to Order.**
Meeting called to order at 6:35 PM by AAC Chair Gary Pelfrey and WPAC Chair Michele Defty.
- 2. Introductions.**
Members of each respective board introduced themselves along with presenters.
- 3. Public Comment / Announcements / Non-Agenda Items.**

There were no public comments or items discussed.

3.a Quorum

3.a.1 A quorum was established for the AAC.

3.a.2 A quorum was not established for WPAC.

4. Approval of Agenda.

- a.** Motion to approve the Meeting Agenda on the AAC by Scribner and second by Hechtl; Motion passed.

AYES	5
NOES	0
ABSENT	1
ABSTAIN	0

5. Representatives from Yolo County Health Department reviewed the draft Ordinance Chapter 18, Yolo County Onsite Wastewater treatment System and provided information regarding the plan to the group.

Presenters provided a slide show and overview of program. Noted this outreach going on all over the county to better inform Public and businesses of upcoming changes. There is an update of the manual and design for septic systems in Yolo County and review of permitting process taking place. There were images and discussion of soil types and the problems and solutions required. It was shared that modified or specialty systems will require regular inspections and special permitting. Presenters discussed implementation schedules and new documentation.

a. Questions / comments regarding presentation:

Public: What if septic system in a flood area?

Presenters: Yes they look at soils and specifics at the site as they all our different. New construction would require review and each application looked at individually and potentially could require a different installation and process.

Public: What are some of the cost for installations you are seeing?

Presenters: A typical installation runs around \$15,000. They have seen some unique installations for larger homes in the \$50,000 range.

Public: Discussion of soil types and what does and does not work.

Presenters: Response to discussion based on presentation and images.

AAC: Is there a significant problem in Yolo County with septic systems?

Presenters: No not a significant problem in Yolo County.

AAC: Can we plan on an inspector coming out even if not a problem?

Presenters: No, as long as the system is working normally.

WPAC: Questions on existing systems, lot sizes and regulations, and inspection process.

Presenters: Responses to questions reviewing information in presentation.

b. Action:

Discussion and comments from AAC with no further questions on input. Informational component of meeting, no action taken.

6. Approval of Minutes.

- a. Motion to approve the minutes from the AAC joint meeting from March 18, 2015 by Hechtl and second by Larsen; motion passed

AYES	5
NOES	0
ABSENT	1
ABSTAIN	0

7. Review of Initial Study/Mitigated Negative Declaration 2015 Amendment to the County Airport Layout Plan.

Presentation by Eric Parfrey, Principle Planner Yolo County, who laid out information regarding negative declaration. Parfrey supported by Dave Dietz of Mead and Hunt (MH) for questions regarding Airport Layout Plan. Parfrey instructed individuals with specific wording or questions to send them to him as an E mail. He reviewed the timeline and input being sought for the Initial Study/Mitigated Negative Declaration.

a. Questions / comments regarding presentation:

Public: Concerns from public on relocation of fire dept and who pays for it.

MH: 3 sites have been pointed out as potentials for a new location and more can be added. Important to pick a location and place on ALP. Reviewed who would pay for this and what percentages from FAA and County. It would be tied to FAA grants.

Public: Question if retention ponds will be lined to protect from potential contamination from water runoff from airport.

MH: Explained at this time focus is on location of retention ponds not design which would come as the project moves forward. Input from AAC Pelfrey that process controls in place such as Storm Water Discharge to monitor contamination or lack of in water runoff from the airport and standard process throughout the region.

Public: Questions if retention ponds sized to take water off airport and better understand how the placement takes place and where they will be located.

MH/Staff: Drawings of retention ponds on the Yolo County Website. Discussion of retention ponds added as airport growth takes place.

Public: Member of Public from Flood Control Department pointed out error on drawing in relation to retention ponds and how they are connected to canals on drawings.

Parfrey: That was noted and in process of being corrected. Parfrey requested that if anyone else sees something that needs correction to let him know via E Mail.

Public: Will runway be lengthened and extended?

MH: No, there is no change in the runway length.

Public: What triggers and EIR?

Parfrey: A large or significant program, not the program we are discussing at the airport. Parfrey presented examples of a large program and how they compared to this project.

Public: If a business was planned on the east side of the airport would it generate an EIR?

Parfrey: It would be reviewed and a discussion would take place.

Public: Discussion on plane counts and why can't we get an exact count.

MH: Anything is possible it depends on how much money you want to spend in relation to what you will do with the results from an exact count. Discussion on how the counts were taking in

relation to other airports in the area and the type of traffic and that Yolo Airport is in line and possibly a little high.

WPAC: Discussion on other methods of counting aircraft and how this could be improved and not wait so long between counts.

ACC: Comments and discussion to formulate a more accurate and consistent count.

Public: Jets are noisy and is there going to be jets continuing to come to the airport and are we trying to bring in more?

Pelfrey: Commented that jets are now more modern and quiet and many times more quiet than piston aircraft. Pelfrey also commented yes it is his intent to continue to grow the service and fuel business which would include jets.

Public: Brief comment summing up with she does not like jets and noise.

b. Action:

Discussion and comments from AAC with no further questions on input. Informational component of meeting, no action taken with further modifications possible in review period.

8. Review Initial Study/Mitigated Negative Declaration 2015 Zoning Code Amendments.

Presentation by Eric Parfrey, Principle Planner Yolo County, laid out information regarding Zoning Code Amendments. Parfrey supported by Dave Dietz of Mead and Hunt (MH) for questions referencing Airport Layout Plan. Parfrey explained that most of the text amendments are non-substantive in nature and text changes are intended to correct typographic errors, clarify references, restore sections of the previous Zoning Code that were inadvertently left out when updated Zoning Code was adopted in July 2014, or to update text to comply with recent State law. Parfrey noted that some amendments are considered substantive and described in more detail in the document and potential environmental issues identified. There was also explanation that Bed and Breakfast zoning was going through significant changes. Parfrey reviewed how the three airports in Yolo County were submitted to and reviewed by Sacramento Area Council of Governments (SACOG) and their guidance and comments returned. He noted that changes in airport zoning and resubmission to SACOG would result in additional time for review and comment. Parfrey noted that the Airport Layout Plan (ALP) was the principal guiding tool to zoning on the airport.

a. Questions / comments regarding presentation:

Various questions and comments discussing changes in the zoning around the airport and overlay zone which were a recap of previous meetings. Discussion in how the process works with SACOG and the importance of the ALP. Question from Public and WPAC on the type of businesses that could be established on the airport and the process. Questions if a restaurant could be added with comment it would be reviewed and was a component of aviation uses. Parfrey instructed individuals with specific wording or questions to send them to him as an E mail. Parfrey noted that changes in the document for airport zoning would require resubmission and additional review by SACOG.

b. Action:

Discussion and comments from AAC to consider approval of the SACOG recommendations for zoning.

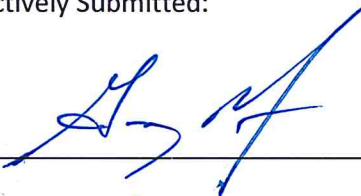
- a. Motion to accept the SACOG recommendations for zoning from the AAC by Hechtl and second by Larsen; motion passed.


AYES	5
NOES	0
ABSENT	1
ABSTAIN	0

8. Meeting was moved to adjournment by Chairs Defty and Pelfrey at 8:04 PM.

9. Next Meeting.
Not scheduled at this time.

Respectively Submitted:


_____, Gary Pelfrey, Chair AAC


_____, Date

End of *Minutes*