

CPAC meeting 4-5-16 calld to order at 6:33pm

Chair – reads script introduction

Roll call –

Chair Silvera - P

Vice Chair Freelove - P

Secretary Abdelsayed - P

Herbert Willstatter - P

Frank Almas - P

Kristin Connor - P

Josh Pino – Resigned

1st Agenda Item:

Introduction to 8119 Millie Street project in Orangevale

Dina is the applicant requesting an 1198 sq ft. accessory dwelling on an AR-2 zoned lot that is 2.05 acres in size. This request is to go before the County Zoning Administrator.

Explanation of an accessory dwelling by county representative Mueller.

Frank Almas – presents the project noting that neighbors were primarily neutral to the project although there was one neighbor in opposition.

Applicant notes the dwelling is for the parents of the owner of the property.

Chris Bezeck – Only issue with the project is that a 2000 sq ft. (including garage) could easily be subdivided down the road. This is his only concern with the project; doesn't want to see the property split in the future.

County representative Mueller – responded with clarification that a separate process would be required if the property were ever to be zoned in the future.

Chris Bezeck – The dwelling will likely be hooked up to the same utilities as the main property.

Diane Calzbick (sp?) – thinks Orangevale is a family friendly community and strongly supports the project.

Motion by Frank Almas, seconded by Jerry Freelove.

5 – Yes, in favor of the project – Silvera, Freelove, Willstatter, Frank Almas, Connor.

1 – No, opposed to the project – Abdelsayed.

Other Business:

County zoning presentation by – Chris

Crafting a comprehensive set of county code amendments to regulate the massage establishments. Looking at zoning code amendments to propose tighter restrictions on massage establishments. Would require minor use permits on establishments.

Also, looking to require establishments to meet distance requirements such as 100 ft. from residential zones.

1000 ft. from another massage establishment.

Some exemptions such as incidental uses, ie 25% percent or less of business from massages. About 70 percent of current businesses would be exempt from the new restrictions.

Board comments-

Abdelsayed – suggests further distances between establishments such as 3000 ft. between establishments.

Silvera – suggests increasing distances from residential zones as well.

Public comment –

-Gail Ducart (sp?) St. John Street, Orangevale, CA.

Concerned that there are so many massage parlors or tattoo shops. Is of the opinion that the new zoning proposals should be significantly stronger.

Note from Chair Silvera: Recently passed- Sacramento County Special Planning Area between Chestnut Ave. and Main Ave.

Suggests zoning enforcement check the area for possible businesses in violation of this, as one member of the public reported there is a new business in violation of the code, that is opening up.

Zoning update – urban agricultural zoning update –

Sacramento Urban Ag coalition and Sacramento Beekeeping Organization working with the County to draft a new Urban Ag ordinance.

New land use category will allow “market gardens” within residentially zoned areas. The definition will allow for produce grown on sites in residential areas to be sold for profit rather than solely for personal consumption.

Market gardens will only apply to vacant properties, not properties with a dwelling house.

Also, looking to allow raising of rabbits, chickens, ducks in residential areas. Will also allow urban beekeeping in residential zones.

Concept will be that the market garden stands will be temporary and must be taken down each day.

Relating to the urban animal raising – will allow fowl (but not roosters) to be raised on 10,000 sq. ft. properties with at most one animal per 800 sq. ft.

Beekeeping- no more than two hives on lots that are less than 10,000 sq. ft. Also, looking to add zoning nuisance mechanism to limit the number of hives.

Closes presentation on zoning changes.

Board comments –

Connor – Does the code currently limit the number of fowl? Answer from County presenter – No.

Connor- Supports activity to decrease the number of food deserts in Sacramento County but wants to limit the number of fowl raised on a residential property.

Comment – Mardee Ichihara (sp?) from the Sacramento Beekeeping Association – in support of the zoning changes particularly relating to the beekeeping.

Answers Connor’s question about the dwindling number of bees. Says the technical answer is the more beehives will allow for greater number of drones which increases the genetic diversity in order to increase the populations of bees.

No other questions from the board or the public.

Other business: Dwayne Van Hausen (sp?) – project across from Scots Seafood.

Says PG&E has built a facility on his property starting more than a year and a half prior to today.

Says he is getting conflicting stories – says the facility is constructed for a “pig” device that would flush the entire Madison corridor with Xrays and ultrasounds.

Says he gave them an easement for the facility but is now getting a conflicting story from PG&E. The facility is aboveground and under 900 PSI pressure. Asked if what he is saying is being placed on the record at 7:22pm.

Says PG&E has done nothing with regard to safety. Cannot confirm whether the facility is actually under pressure or not. He brought this to the attention of the Board to bring awareness to us, to place what he says in the minutes, and in order to possibly begin finding a solution to the problem. Says the solution is an alarm system that will monitor the facility. Wants three sensors; a motion sensor to detect illegal trespassing, a sensor to measure the valve status’ and movement, and a pressure sensor to measure if the pressure will increase unsafely due to already known leakage in the system.

Expresses strong concern about the safety of the facility. Asks for a CPAC meeting with the PG&E Governmental Affairs representative and the County to ask questions about the safety of the project. Asks that the fact that PG&E has done much of the work without permits be noted.

Asks that Metro Fire be included in the future CPAC meeting as well because he feels the community may have leverage with them due to the safety issues presented by the facility being built by PG&E. Says that currently the County is letting PG&E get away with a very unsafe project.

Chair Silvera has met with Dwayne prior to this meeting regarding this issue. Asks what the current security of the property is? The answer is it is open to the public.

Asks if utilities companies are exempt from permits? County Representative says they are not familiar with the project and would need to get further information. It sounds like much of the work is in the public utility easement then scrutiny would be low. But since some of the project is on his property then there may be need for higher scrutiny.

Dwayne says PG&E has a general encroachment easement in California. In this case PG&E needs driveway access to the facility. Says they also need a new curb and gutter. Argues that the scope of their work is beyond the general encroachment permit.

Dwayne says PG&E has screwed up his timeline for building on his property. The County has come back and said PG&E needs to make improvement plans. However, Dwayne says PG&E hired an engineering firm from Georgia to draft the plans. Says that the firm has a lot to learn about submitting a plan in Sacramento County, California which is a long way from their state.

Board member Jerry Freelove – asks for further explanation of the “pig” device.

Dwayne says the facility on his property is the endpoint from Roseville Road at McClellan to his property at the convergence of Madison and Greenback Ave.

Frank Almas – must excuse himself from the meeting due to another commitment at 7:40pm.

Chair Silvera – asks what the CPAC can do about the issue? – County rep says he could bring the issue to his County Supervisor.

Concerns are expressed from the Board and public over potential for cars to crash into the high pressure systems or possible acts of terror on the facility that could result in the “hot” systems under 900 PSI to explode. Concern that this could be another “San Bruno-type” disaster.

Chair Silvera mentions that Dwayne’s property is also to be heard within 90 days.

Board member Connor asked if the Fire Marshal has been alerted to the issue?

Response is that he has spoken to Sacramento Metro Fire. The immediate response was that it would be difficult to careen out of control and hit the pipe.

Notes that within one afternoon two K-rails were dropped in front of the facility. Within a few days fifteen K-rails were dropped.

Dwayne wants PG&E and Metro Fire to join at a CPAC meeting to address the issue. Public Utility Commissioner and Folsom Fire should also attend.

Dwayne notes that when he spoke with the PUC that PG&E told said the facility was not hot. Although PG&E engineers said it was hot.

County Rep- will check into the process of the facility and what has been required and what has been done. Then will determine if there are any other groups that could provide further information.

Public comment – asks if Folsom Police have been involved? Dwayne answer that they have not but agrees that involving them is a good idea.

Concurrence of the Board that action should be taken to determine what the status of the project is and then have it presented at the next meeting. Chair Silvera and Member Abdelsayed suggest a workshop item for his development project to incorporate a discussion of safety matters.

Reminder of CPAC training on May 2nd.

Meeting adjourned at 8:05pm