



**ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SACRAMENTO  
DIRECTING ALL PUBLIC MEETINGS IN THE COUNTY TO OCCUR  
VIRTUALLY UNTIL FURTHER NOTICE AND ENCOURAGING  
WORKPLACES TO CONDUCT MEETINGS REMOTELY AS BUSINESS NEEDS  
PERMIT**

**DATE OF ORDER: January 6, 2022**

**BACKGROUND**

The rapid emergence of the highly transmissible COVID-19 Omicron variant coupled with holiday gatherings has led to unprecedented COVID-19 case rates in Sacramento County. On December 30, 2021, there were 1,917 new COVID-19 cases reported in Sacramento County, which is 51.3% higher than the highest episode date of the winter surge of 2020 (1,267; December 14, 2020). Sacramento County's COVID-19 case rate on January 4, 2022 reached an all-time high level of 80.3 per 100,000 residents.

While data on the Omicron variant is still emerging, it has quickly become the dominant variant in the United States. The high case rates in our region are projected to impact capacity in Sacramento County hospitals.

All individuals in Sacramento County, especially those who are unvaccinated or not up-to-date with their vaccination (boosted, if eligible) and those at higher risk of severe outcomes from COVID-19, should take personal measures to reduce their risk of acquiring COVID-19. In addition to existing COVID-19 mitigation measures, including vaccination and face coverings, additional actions can help limit the likelihood of COVID-19 transmission in workplaces and public settings.

This Order is necessary to control and reduce the rate of community spread and to reinforce the need for safe interactions. The Health Officer will continue to assess the public health situation as it evolves and will reevaluate the need for this Order no later than February 1, 2022. The Health Officer may modify this Order, or issue additional Orders related to COVID-19, as changing circumstances dictate.

## **ORDER**

UNDER THE AUTHORITY OF CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 101040, 101085, 120175, AND 120220, THE HEALTH OFFICER OF THE COUNTY OF SACRAMENTO ("HEALTH OFFICER") HEREBY ORDERS AS FOLLOWS:

1. This Order **shall become effective January 6, 2022 at 8:00 a.m.** and will continue to be in effect until rescinded or amended in writing by the Health Officer.
2. The July 29, 2021 Order of the Health Officer directing all individuals in Sacramento County to wear face coverings indoors in workplaces and public settings remains in place and is unaffected by this Order.
3. All public boards, councils, commissions, and other similar bodies shall suspend in-person public meetings and conduct all meetings virtually. Affected bodies shall ensure opportunities for virtual public participation and compliance with the Brown Act and all other relevant statutes.
4. Employers and businesses shall consider conducting meetings remotely and take other measures as necessary to reduce transmission risk as much as business needs will permit.
5. Employers and businesses subject to the Cal/OSHA COVID-19 Emergency Temporary Standards (ETS) and/or the Cal/OSHA Aerosol Transmissible Diseases Standards should consult the applicable regulations for additional requirements. The ETS allow local health jurisdictions to mandate more protective measures.
6. All State orders and guidance documents referenced in State orders are complementary to this Order. By way of this Order, the Health Officer adopts such directives as orders as well. Where a conflict exists between a local order and any State public health order related to the COVID-19 pandemic, the most restrictive provision controls pursuant to, and consistent with, California Health and Safety Code § 131080.
7. **Copies of Order.** Copies of this Order shall promptly be: (1) made available at the County Administration Building at 700 H Street, Sacramento 95814, First Floor; (2) posted on the Sacramento County COVID-19 website (COVID19.saccounty.net) and County Health Department's website (dhs.saccounty.net/PUB); and (3) provided to any member of the public requesting a copy of this Order.

8. **Severability.** If any provision of this Order or the application thereof to any person or circumstance is held to be invalid by a court of competent jurisdiction, the remainder of the Order, including the application of such part or provision to other persons or circumstances, shall not be affected and shall continue in full force and effect. To this end, the provisions of this Order are severable.

**IT IS SO ORDERED:**

*Olivia Kasirye MD*

Olivia Kasirye, MD, MS  
Health Officer of the County of Sacramento

Dated: January 6, 2022



# City of Isleton

## Special Planning Commission Staff Report

DATE: February 15, 2022

ITEM#: 7.A

CATEGORY: New Business

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### CONDITIONAL USE PERMIT PROPOSAL, 301-501 JACKSON BOULEVARD - MEADOWS AT ISLETON – LUXURY RV RESORT

#### SUMMARY

The City has received a request to develop a recreational vehicle campsite at the subject location.

The applicant has provided a project summary, copy of its application, and project description. Also included in this report are Planning Commission Resolution 01-20 providing for the use of a recreational vehicle campsite and Planning Commission Resolution PC 02-20 providing for the use of a commercial lavender operation, both for this site.

An analysis of this application is being conducted by Staff presently and will be presented to the Commission with a complete CUP application and request for permit. This report is to introduce the Commission to the proposed project and to take comment and direction.

#### FISCAL IMPACT

There is no fiscal impact associated with this action.

#### RECOMMENDATION

The Commission is requested to receive the presentation on the Meadows at Isleton Luxury Recreational Vehicle Resort.

Reviewed by: Charles Bergson, City Manager  
Submitted by: Yvonne Zepeda, Deputy City Clerk





## **Yvonne Zepeda**

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**From:** The Meadows <info@themedowSATISLETON.COM>  
**Sent:** Wednesday, February 09, 2022 6:44 PM  
**To:** Charles Bergson  
**Cc:** Yvonne Zepeda  
**Subject:** Part 1: The Meadows at Isleton (Luxury RV resort) - P&Z meeting presentation  
**Attachments:** Project Description - The Meadows at Isleton.pdf; Permit Application - The Meadows at Isleton.pdf; Project Site Plan - The Meadows at Isleton .pdf; Great Lodge Floor Plan - The Meadows at Isleton .pdf

Hi Chuck,

Please find the all the documents for P&Z meeting.

Attachments include:

1. Project Site Plan
2. Great Lodge Floor Plan
3. Project Description
4. Permit application
5. Presentation for P&Z meeting (will be sent in a different email)

Thanks,  
Sandeep Lidder





# The Meadows at Isleton – Luxury RV Resort

301, 401, 501 Jackson Slough Rd, Isleton, CA 95641

APN(s): 157-0100-069-0000, 157-0100-070-0000 & 157-0100-071-0000

## Project:

The project proposes to construct a 135-site recreational vehicle (RV) park (121 RV sites and 14 Tiny home cabins) with an approximately 3250- square foot one-story lodge (the site plan is shown on Figure 3). The lodge would consist of a great room, conference room, fitness center, laundry area, showers, and a small storage area. Other on-site amenities would include a patio, a luxury heated pool, splash pad, dog park, children playground, bocce ball court(s), shuffle board, pickle ball courts, fire pit and a grilling area.

Figure 1: Ariel View of the Project site



Figure 2: Detailed view of the Project site

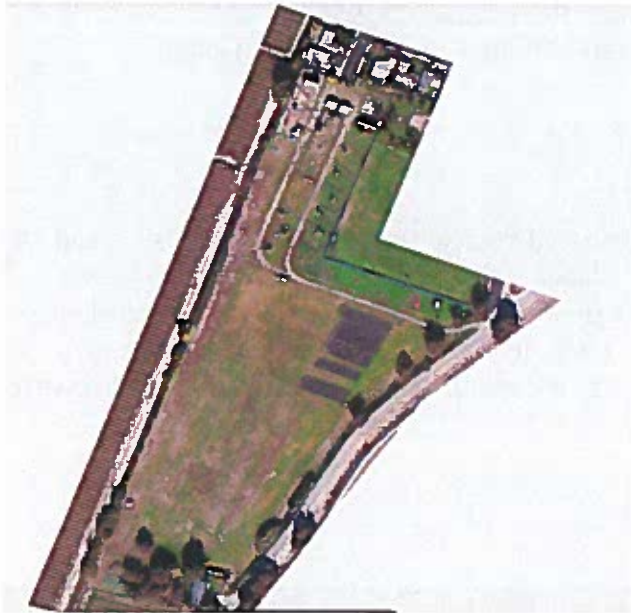
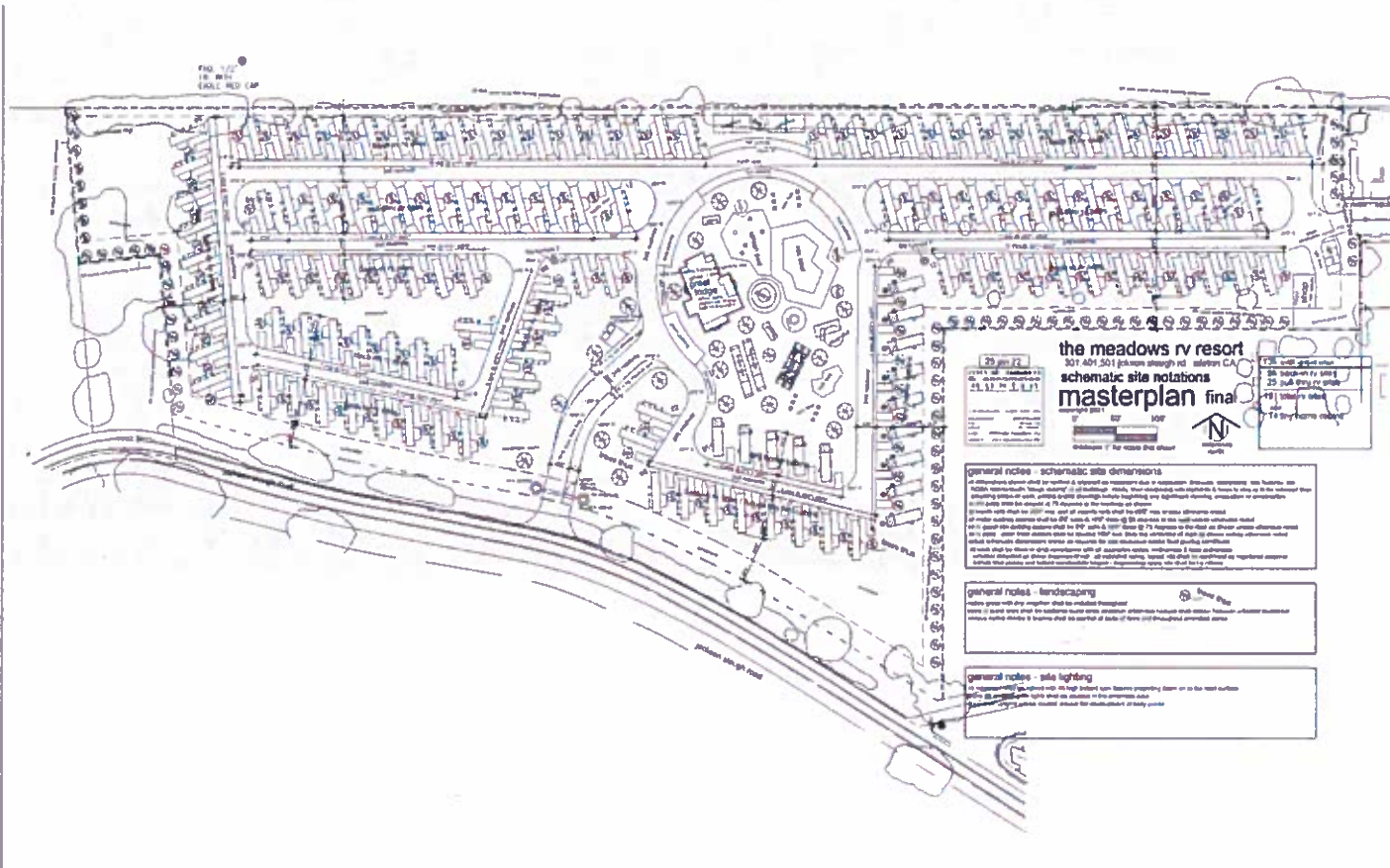


Figure 3: Proposed Site Plan





The proposed RV park would include trees and shrubs along the perimeter of the site and lodge area, as well as in the RV parking areas. As shown on Figure 3, the site would be accessed via main gated entrance on Jackson Slough Road and gated emergency only access towards Georgiana Ave.

**Utilities:**

Each RV site would have utility hook-ups for water, electricity, and wastewater disposal.

**General Plan and Zoning:**

Based on current adopted general plan, RV Parks are allowed under the existing zoning. The project applicant is requesting approval from the City of Isleton for a Conditional Use Permit for the project as well as Architecture and Site Approval, and Grading Approval.

As this development is consistent with the current general plan and an environmental impact report ("EIR") was certified with respect to current City of Isleton general plan, As per the California Law – Environmental Quality Code: 21083.3 (b) this project will be exempt from CEQA review.

Figure 6: Current City of Isleton - General Plan

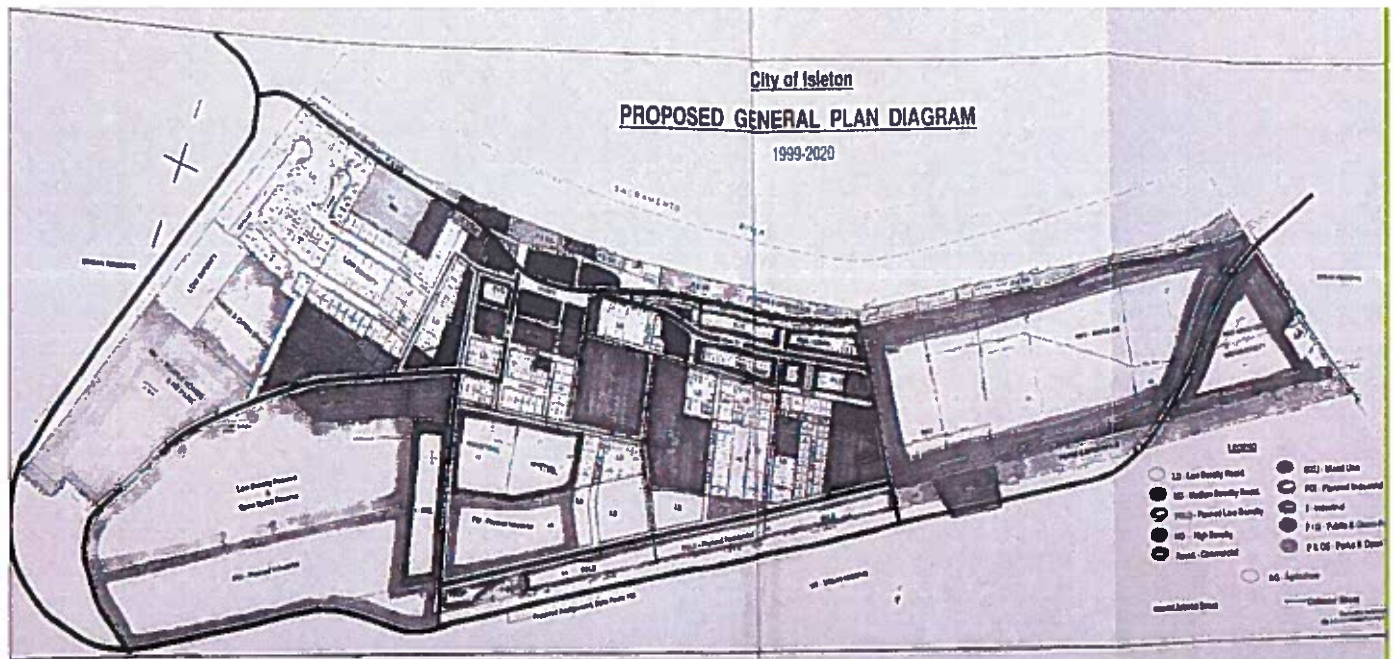
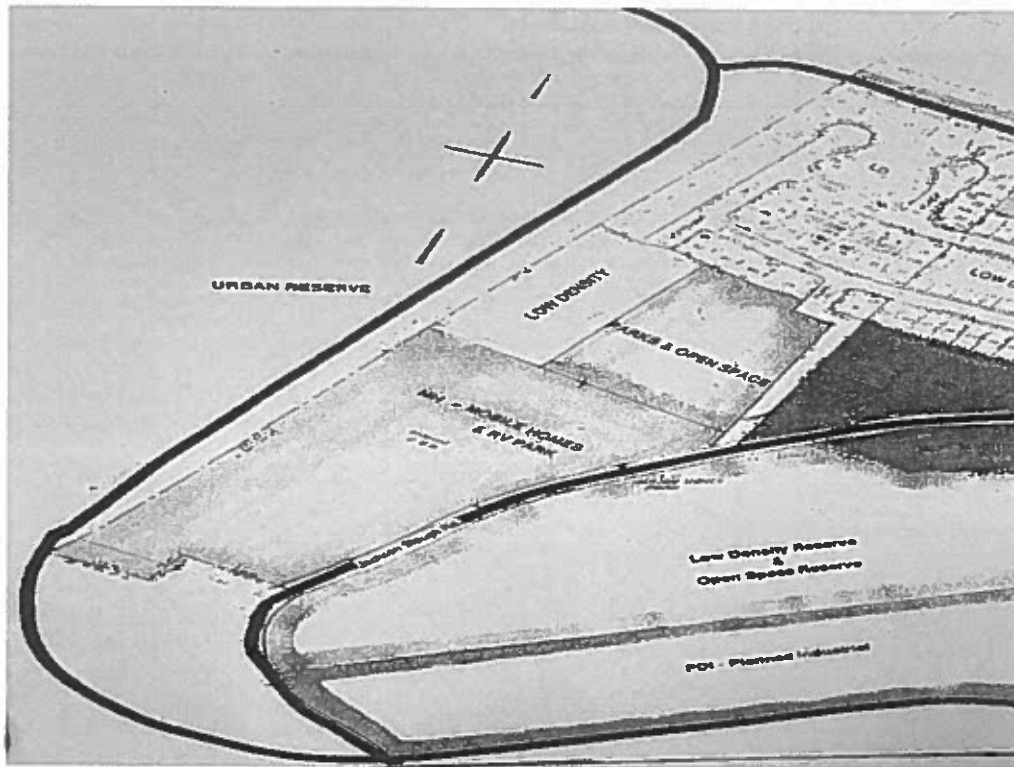
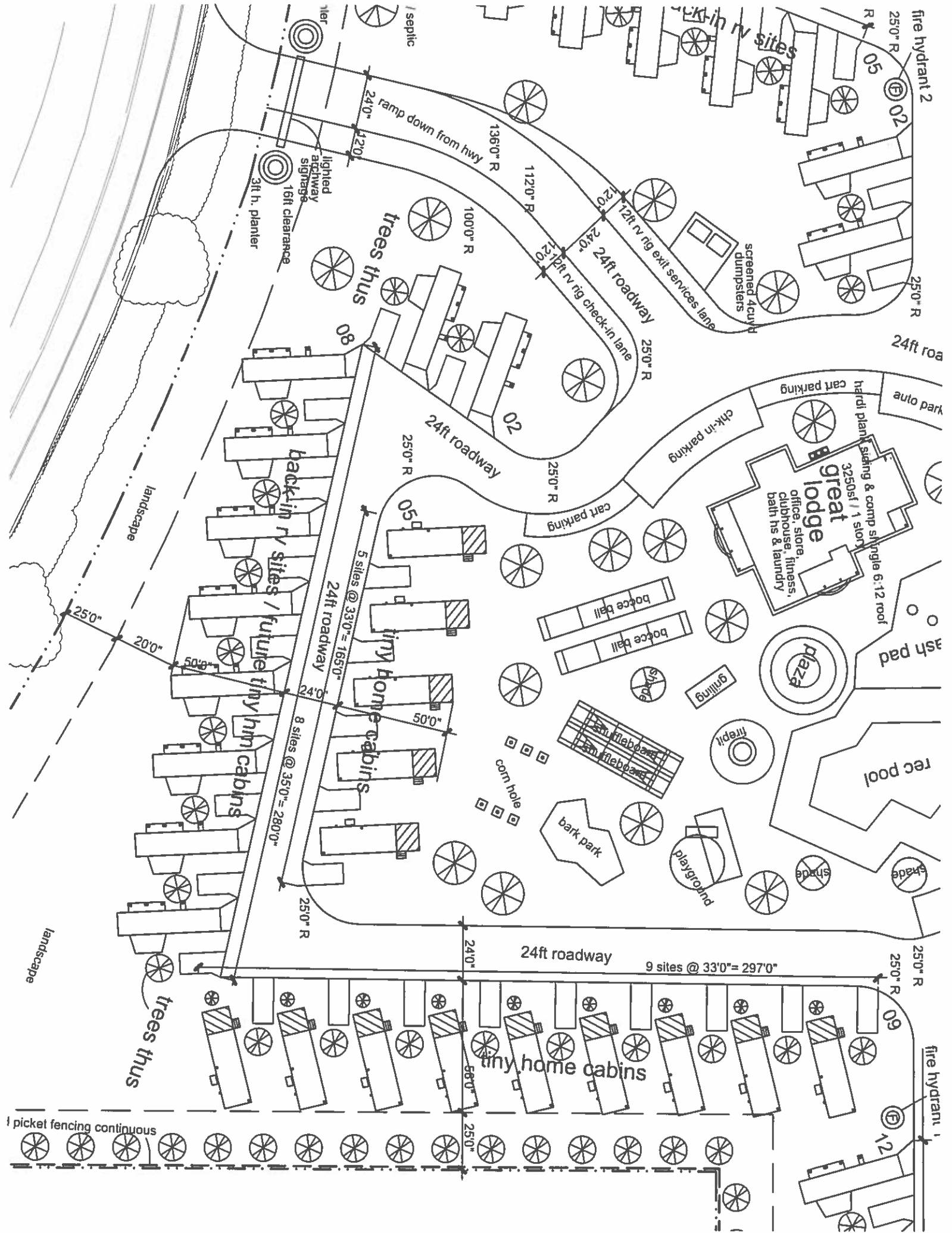


Figure 7: Detailed view of Project site zoning from current General Plan

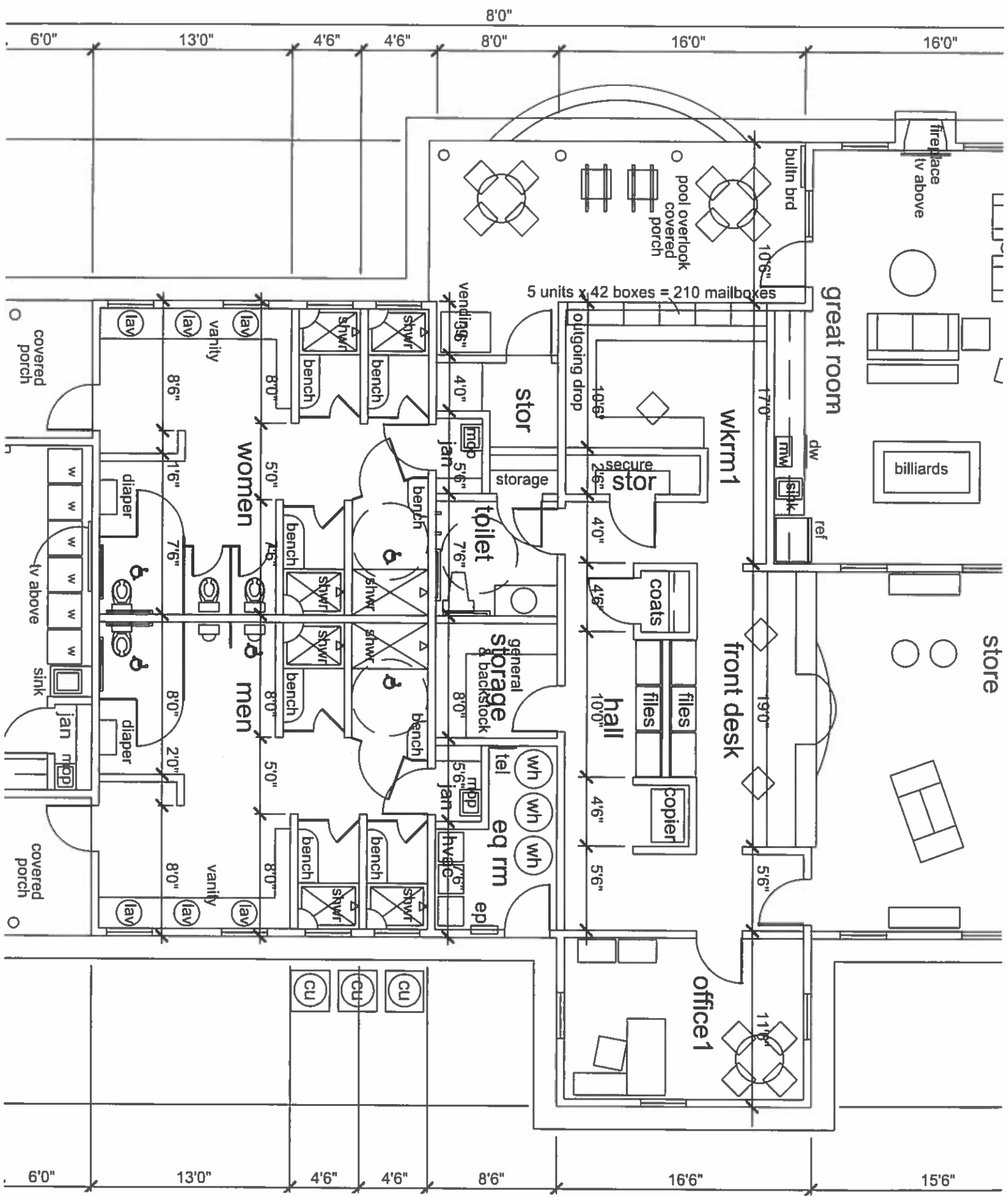












6'0" 13'0" 4'6" 4'6" 8'0" 16'0" 16'0"

6'0" 13'0" 4'6" 4'6" 8'6" 16'6" 15'6"

great room

wkrm 1

front desk

office 1

women

men

toilet

general storage & backstock

eq rm

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# City of Isleton

101 Second Street / P.O. Box 716 Isleton, Sacramento Co., California 95641  
 Tel: 916-777-7770 Fax: 916-777-7775 Info: [yvonne.zepeda@cityofisleton.com](mailto:yvonne.zepeda@cityofisleton.com)

## PERMIT FOR CONDITIONAL USE APPLICATION

The Planning Commission is empowered to grant or deny applications for use permits and to impose reasonable conditions upon the granting of those permits. In order for this application to be filed, the applicant must pay a planning fee of \$400.00 depending on planning time required to process application.

Name of Applicant: THE MEADOWS AT ISLETON LLC		Date: Jan 21 '2022
Address of Applicant: 63 N. Bellamonte Avenue, Bay Point, CA 94565		
Address of Property: 301, 401, 501 Jackson Slough Rd, Isleton		Assessor's Parcel Number: 157-0100-069-0000 157-0100-070-0000 157-0100-071-0000
Email: info@themeadowsatisleton.com		Phone:
Current Zoning: MH - Mobile Home Park and RV Park		
Proposed Conditional Use: RV PARK		
Owner of Property? (If not, provide contact info) THE MEADOWS AT ISLETON LLC, SANDEEP LIDDER.		

**FOR STAFF USE:** CUP Application Number-





# THE MEADOWS AT ISLETON

A luxury RV Resort

# RV INDUSTRY

- PEOPLE ARE STILL RV'ING AND CAMPING MORE THAN EVER DESPITE OF COVID, FUEL PRICES, ETC...
- RV OWNERSHIP AND TRAVEL IS A GREAT VALUE
- AGE 35-54 IS THE LARGEST SEGMENT OF OWNERS (EVERY DAY 11,000 AMERICANS TURN 50)
- AGE 18-34 IS THE FASTEST GROWING GROUP OF RV OWNERS
- AMONG ALL US HOUSEHOLDS, 25% INTEND TO PURCHASE AN RV IN THE FUTURE
- 2/3 OF CURRENT OWNERS, PLAN TO PURCHASE ANOTHER RV
- BY 2023, 9 - 10 MILLION HOUSEHOLDS ARE EXPECTED TO OWN AN RV FOR RECREATION/WORK /TRAVEL
- BY 2023, THERE IS AN ESTIMATE THAT 5.7 MILLION PEOPLE WILL OWN AN RV
- STUDY SHOWS THAT FAMILY OF FOUR CAN SAVE UNTO 60% ON VACATION COSTS TRAVELING BY AN RV

# PROJECT DESCRIPTION

The project proposes to construct a 135-site recreational vehicle (RV) park (121 RV sites and 14 Tiny home cabins) with an approximately 3250- square foot one-story lodge. The lodge would consist of a great room, conference room, fitness center, laundry area, showers, and a small storage area. Other on-site amenities would include a patio, a luxury heated pool, splash pad, dog park, children playground, bocce ball court(s), shuffle board, pickle ball courts, fire pit and a grilling area.

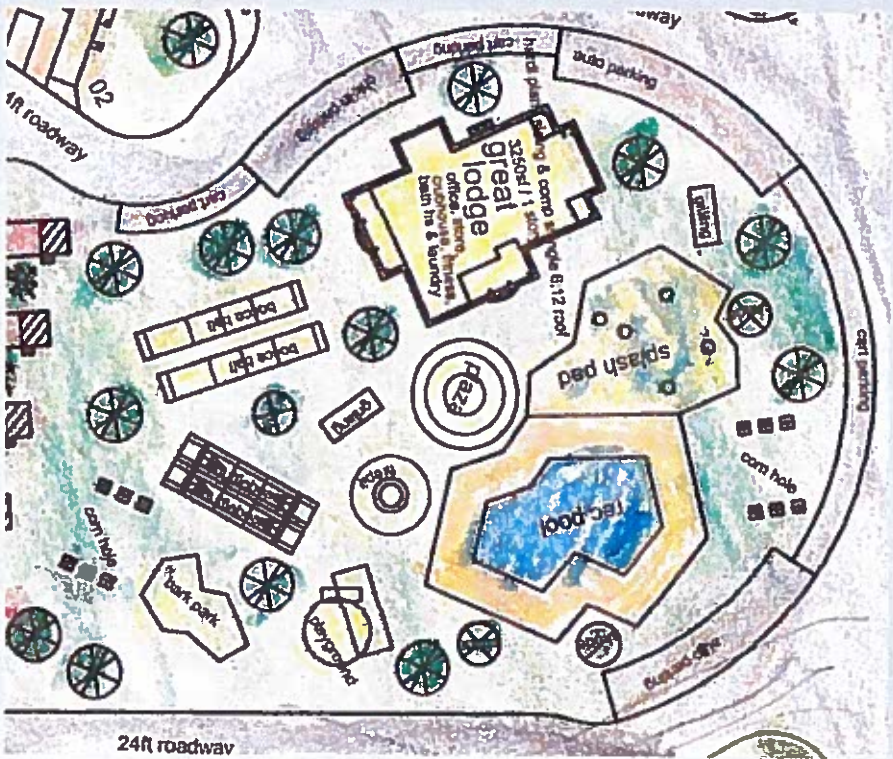
# PROJECT SITE







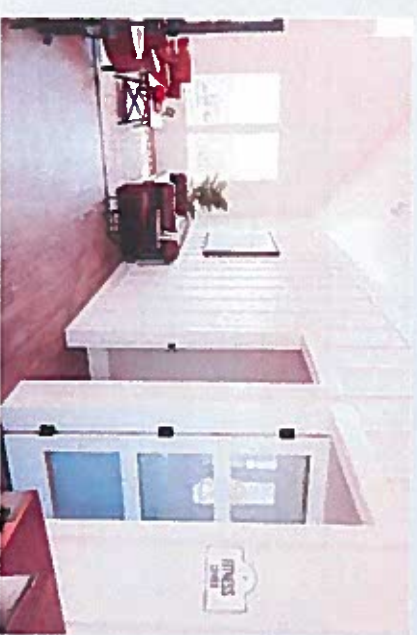
# DETAILED VIEW OF THE AMENITIES AREA



# PROJECT AMENITIES

- GATED MAIN ENTRANCE
- PAVED ROADS
- PROFESSIONALLY LANDSCAPED
- RECREATIONAL POOL/ SPLASH PAD
- CORN HOLE/ BOCCCE BALL/ PICKLE BALL/ SHUFFLE BOARD
- DOG PARK
- FIRE PIT AREA / GRILLING AREA
- CHILDREN PLAY AREA
- LAUNDRY
- LUXURY SHOWERS
- FITNESS CENTER

# PROJECT AMENITIES



SAMPLE PICTURE(S) OF GREAT LODGE\*

\*NOTE: IMAGES OF OTHER RV PARKS ARE AN EXAMPLE OF THE QUALITY. ACTUAL CONSTRUCTION MAY BE DIFFERENT

# PROJECT AMENITIES



SAMPLE PICTURE OF RV SITE\*



SAMPLE PICTURE OF TINY HOME\*

\*NOTE: IMAGES OF OTHER RV PARKS ARE AN EXAMPLE OF THE QUALITY. ACTUAL CONSTRUCTION MAY BE DIFFERENT

# PROJECT AMENITIES



SAMPLE PICTURE OF POOL\*



SAMPLE PICTURE OF SPLASH PAD\*



SAMPLE PICTURE OF GATED ENTRANCE\*

\*NOTE: IMAGES OF OTHER RV PARKS ARE AN EXAMPLE OF THE QUALITY. NO PALM TREES WILL BE PART OF THE PROJECT

# PROJECT AMENITIES



SAMPLE PICTURE OF SHUFFLE BOARD\*



SAMPLE PICTURE OF BOCCIE BALL\*



SAMPLE PICTURE OF PICKLE BALL\*



SAMPLE PICTURE OF CHILDREN PLAY AREA\*



SAMPLE PICTURE OF FIRE PIT\*



SAMPLE PICTURE OF GRILLING AREA\*

\*NOTE: IMAGES OF OTHER RV PARKS ARE AN EXAMPLE OF THE QUALITY. ACTUAL CONSTRUCTION MAY BE DIFFERENT

# PROJECT AMENITIES



SAMPLE PICTURE OF DOG PARK AREA\*



SAMPLE PICTURE OF SHOWER AREA\*



SAMPLE PICTURE OF FITNESS CENTER\*



SAMPLE PICTURE OF LAUNDRY\*

\*NOTE: IMAGES OF OTHER RV PARKS ARE AN EXAMPLE OF THE QUALITY. ACTUAL CONSTRUCTION MAY BE DIFFERENT



# SECURITY OF RV RESORT



BACK GROUND CHECK FOR ALL GUESTS



HARDWIRED CAMERA SYSTEM



DO NOT ALLOW RV'S OLDER THAN 10 YEARS



GATED MAIN ENTRANCE



PROPERTY FENCED ALONG PERIMETER



ON SITE MANAGER



# ECONOMIC IMPACT

- ON AN AVERAGE, EACH FAMILY IN A RV SPACE MIGHT SPEND \$150 - \$200\*\* PER DAY ( GAS, GROCERIES, FOOD, ETC... )
- BASED ON THE SIZE OF THIS PROJECT, THERE WILL BE A SIGNIFICANT BOOST TO THE LOCAL ECONOMY

THANK YOU

**ATTACHMENT 1**  
**Planning Commission Resolution PC 01-20,**  
**Recommending Adoption by the City Council**  
**of Conditional Use Permit UP 06-19**  
**Michael and Theresa Comfort, Owners of 301, 401, & 501 Jackson Boulevard.**

**RESOLUTION PC 01-20**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ISLETON**  
**RECOMMENDING ADOPTION BY THE CITY COUNCIL OF CONDITIONAL USE PERMIT**  
**CUP 06-19**

The Planning Commission of the City of Isleton hereby finds as follows:

**WHEREAS**, on October 31st, 2019 Mr. and Mrs. Comfort submitted a conditional use permit application for Conditional Use Permit UP 06-19, for the operation of a RV Campsite on the property addressed as 301 Jackson Boulevard , APN#157-0100-069 ("Project"); and

**WHEREAS**, Mr. and Mrs. Comfort's Application includes the required information to demonstrate that the Project is consistent with State Law and City ordinances; and

**WHEREAS**, the City's General Plan designates the project site as Low and Medium Density Residential and as conditioned, the proposed use would be consistent with the General Plan; and

**WHEREAS**, as conditioned in the attached Staff Report, the Project complies with the City's Zoning Code; and

**WHEREAS**, in accordance with Section 1407 of the Zoning Code, the Project's proposed land use as conditioned in the attached Staff Report, is consistent with the following:

- A. That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right.
- B. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.
- C. That the proposed use will comply with each of the applicable provisions of the ordinance.

**WHEREAS**, adequate public noticing was made for the Project in accordance with the Municipal Code; and

**WHEREAS**, the Project is exempt from California Environmental Quality Act (CEQA) review pursuant to §15303 of the CEQA Guidelines, as the project proposes new construction of small structures; and

**WHEREAS**, on February 4<sup>th</sup>, 2020 the Planning Commission conducted a public hearing on this Conditional Use Permit.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Isleton Planning Commission that:

**Section 1.** The Planning Commission adopts the above Recitals as its findings with respect to the Project; and

**Section 2.** The Planning Commission finds that the Project is exempt from California Environmental Quality Act (CEQA) review pursuant to §15303 of the CEQA Guidelines, as the project proposes new construction of small structures; and

**Section 3.** The Planning Commission recommends the City Council approve Conditional Use Permit CUP 06-19 for an RV Campsite at 301 Jackson Boulevard, in the R-1-7 One-Family Residential and the R-MH Multifamily Residential Zoning Districts APN#157-0100-069, subject to the following Conditions of Approval:

1. This application for Conditional Use Permit UP 06-19 was submitted, in accordance with the Municipal Code for an RV Campsite at 301 Jackson Boulevard, in the R-1-7 One-Family Residential and the R-MH Multi-Family Residential Zoning Districts, APN# 157-0100-069.

2. The applicant/developer/operator shall agree to indemnify, defend, and hold harmless the City or its agents, officers and employees from and against any and all claims, actions, demands or proceeding (including damage, attorney fees, and court cost awards) against the City or its agents, officers, or employees to attach, set aside, void, or annul an approval of the City, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations. In providing any defense under this Paragraph, the applicant, business operator, property owner, developer shall use counsel reasonably acceptable to the City. The City shall promptly notify the applicant, business operator, property owner, developer of any claim, action, demands or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the developer/operator of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the developer/operator shall not thereafter be responsible to defend, indemnify, or hold the City harmless as to that action. The City may require that the developer/operator to post a bond, in an amount determined to be sufficient, to satisfy the above indemnification and defense obligation. Developer/operator understands and acknowledges that City is under no obligation to defend any claim, action, demand or proceeding challenging the City's actions with respect to the permit or entitlement.

3. The applicant/developer/operator shall be responsible to pay all sales, use, business and other applicable taxes, and all license, registration, Transient Occupancy Tax, or other fees and permits required under federal, state and local law.

4. Conditional Use Permit UP 06-19 shall be reviewed by the City after 5-years at which point a determination of extension will be given.

5. Conditional Use Permit UP 06-19 shall be subjected to an annual planning review to ensure that the business practices have stayed within the bounds of the Conditional Use Permit or other Permitted Uses.

6. Any exterior alterations to buildings, including the addition of any signage, shall be subject to prior approval by the City Planning Department, and may be subject to review by the Architectural Design Review Committee.

7. Names of guest/transient occupants of the campsites shall be listed in a register to be kept by the owner/operator.
8. The number of overnight guests permitted to rent and stay on the property shall be limited to 30 rented campsites, or 100 total guests.
9. Recurring noise violations as defined under Chapter 6.44 of the Isleton Municipal Code shall be grounds for revocation of this use permit by the determination City Staff.
10. Either the applicant or someone designated by the applicant must be available by phone to guests at all times. If the owner/operator is not present within the vicinity to respond to requests or complaints, a designated person must be made available to do so.
11. A Waste Disposal and Treatment Plan shall be developed, subject to approval by the City Engineer.
12. A Fire Safety and Emergency plan shall be developed, subject to approval by the Fire Chief.
13. A Public Safety and Security plan shall be developed, subject to approval by the Police Chief and/or City Manager.
14. Any amendments to this use permit application, or changes in to the business plan, will require the applicant to submit an amended use permit application for approval by the City.
15. All conditions of Conditional Use Permits UP 01-19 & 02-19 are necessary to protect the general health, safety and welfare of the public. If any condition of this entitlement is held to be invalid by a court, then the whole entitlement shall be invalid. The City Council specifically declares that it would not have approved this entitlement unless all of the conditions herein are held as valid.

**PASSED AND ADOPTED** by the Planning Commission of the City of Isleton this 18<sup>th</sup> day of February, 2020, by the following vote:

**AYES:** \_\_\_\_\_

**NOES:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

\_\_\_\_\_  
**Jack Chima, Planning Commission Chairman**  
**City of Isleton**

**ATTEST:**

\_\_\_\_\_  
**Yvonne Zepeda, Deputy City Clerk**



**ATTACHMENT 1**  
**Planning Commission Resolution PC 02-20,**  
**Recommending Adoption by the City Council**  
**Of Conditional Use Permit UP 07-19**

**Michael and Theresa Comfort, Owners of 301, 401, & 501 Jackson Boulevard.**

**RESOLUTION PC 02-20**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ISLETON**  
**RECOMMENDING ADOPTION BY THE CITY COUNCIL OF CONDITIONAL USE PERMIT**  
**CUP 07-19**

The Planning Commission of the City of Isleton hereby finds as follows:

**WHEREAS**, on October 31st, 2019 Mr. and Mrs. Comfort submitted a conditional use permit application for Conditional Use Permit CUP 07-19, for the operation of a commercial lavender cultivation operation and accessory agricultural uses including the construction of a barn not to exceed 2,500 sq. ft. at the properties addressed as 301, 401, and 501 Jackson Boulevard, APN#157-0100-069, 157-0100-070, and 157-0100-071("Project"); and

**WHEREAS**, Mr. and Mrs. Comfort's Application includes the required information to demonstrate that the Project is consistent with State Law and City ordinances; and

**WHEREAS**, the City's General Plan designates the project site as Low and Medium Density Residential and as conditioned, the proposed use would be consistent with the General Plan; and

**WHEREAS**, as conditioned in the attached Staff Report, the Project complies with the City's Zoning Code; and

**WHEREAS**, in accordance with Section 1407 of the Zoning Code, the Project's proposed land use as conditioned in the attached Staff Report, is consistent with the following:

- A. That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right.
- B. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.
- C. That the proposed use will comply with each of the applicable provisions of the ordinance.

**WHEREAS**, adequate public noticing was made for the Project in accordance with the Municipal Code; and

**WHEREAS**, the Project is exempt from California Environmental Quality Act (CEQA) review pursuant to §15303 of the CEQA Guidelines, as the project proposes new construction of small structures; and

**WHEREAS**, on February 4<sup>th</sup>, 2020 the Planning Commission conducted a public hearing on this Conditional Use Permit.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Isleton Planning Commission that:

**Section 1.** The Planning Commission adopts the above Recitals as its findings with respect to the Project; and

**Section 2.** The Planning Commission finds that the Project is exempt from California Environmental Quality Act (CEQA) review pursuant to §15303 of the CEQA Guidelines, as the project proposes new construction of small structures; and

**Section 3.** The Planning Commission recommends the City Council approve Conditional Use Permit CUP 07-19 for a commercial lavender cultivation operation and accessory agricultural uses including the construction of a barn not to exceed 2,500 sq. ft. at 301, 401, and 501 Jackson Boulevard, in the R-1-7 One-Family Residential and the R-MH Multi-Family Residential Zoning Districts, APN# 157-0100-069, 157-0100-070, and 157-0100-071, subject to the following Conditions of Approval:

1. This application for Conditional Use Permit UP 07-19 was submitted, in accordance with the Municipal Code for a commercial lavender cultivation operation and accessory agricultural uses including the construction of a barn not to exceed 2,500 sq. ft. at 301, 401, and 501 Jackson Boulevard, in the R-1-7 One-Family Residential and the R-MH Multi-Family Residential Zoning Districts, APN# 157-0100-069, 157-0100-070, and 157-0100-071.

2. The applicant/developer/operator shall agree to indemnify, defend, and hold harmless the City or its agents, officers and employees from and against any and all claims, actions, demands or proceeding (including damage, attorney fees, and court cost awards) against the City or its agents, officers, or employees to attach, set aside, void, or annul an approval of the City, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations. In providing any defense under this Paragraph, the applicant, business operator, property owner, developer shall use counsel reasonably acceptable to the City. The City shall promptly notify the applicant, business operator, property owner, developer of any claim, action, demands or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the developer/operator of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the developer/operator shall not thereafter be responsible to defend, indemnify, or hold the City harmless as to that action. The City may require that the developer/operator to post a bond, in an amount determined to be sufficient, to satisfy the above indemnification and defense obligation. Developer/operator understands and acknowledges that City is under no obligation to defend any claim, action, demand or proceeding challenging the City's actions with respect to the permit or entitlement.

3. The applicant/developer/operator shall be responsible to pay all sales, use, business and other applicable taxes, and all license, registration, Transient Occupancy Tax, or other fees and permits required under federal, state and local law.

4. Conditional Use Permit CUP 07-19 shall be subjected to an annual planning review to ensure that the business practices have stayed within the bounds of the Conditional Use Permit or other Permitted Uses.

6. Any exterior alterations to buildings, including the addition of any signage, shall be subject to prior approval by the City Planning Department, and may be subject to review by the Architectural Design Review Committee.

7. The keeping of animals associated with Conditional Use Permit CUP 07-19 shall be limited to the following: 4 cows, 30 Chickens, 4 Goats, and 50 total Beehives. The keeping of these animals shall be pursuant to County and local regulations.

8. No animal enclosure associated with Conditional Use Permit CUP 07-19 shall be maintained within 100 ft. of any nearby residence.

9. Recurring noise violations as defined under Chapter 6.44 of the Isleton Municipal Code shall be grounds for revocation of this use permit by the determination City Staff.

10. A Fire Safety and Emergency plan shall be developed for the barn/event center, subject to approval by the Fire Chief. The Fire Safety and Emergency Plan shall be implemented prior to occupancy.

11. An Accessibility Plan for the barn/event center shall be developed for the barn/event center, subject to approval by the City Planner.

12. A Parking and Traffic Mitigation Plan shall be developed for the barn/event center, subject to approval by the City Planner.

13. Any amendments to this use permit application, or changes in to the business plan, will require the applicant to submit an amended use permit application for approval by the City.

14. All conditions of Conditional Use Permit CUP 07-19 are necessary to protect the general health, safety and welfare of the public. If any condition of this entitlement is held to be invalid by a court, then the whole entitlement shall be invalid. The City Council specifically declares that it would not have approved this entitlement unless all of the conditions herein are held as valid.

**PASSED AND ADOPTED** by the Planning Commission of the City of Isleton this 18<sup>th</sup> day of February, 2020, by the following vote:

**AYES:** \_\_\_\_\_

**NOES:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

\_\_\_\_\_  
**Jack Chima, Planning Commission Chairman**  
**City of Isleton**

**ATTEST:**

\_\_\_\_\_  
**Yvonne Zepeda, Deputy City Clerk**