

City of Isleton

City Council
Staff Report

DATE: May 11, 2021

ITEM#: 4.A & B

CATEGORY: Communications

CITY COUNCIL COMMUNICATIONS

SUMMARY

City has received the following communications:

A. Letter to Mayor regarding a Skate Park in Isleton.

B. Application of California-American Water Company (U210W) for Authority to Establish Authorized Cost of Capital for the period from January 1, 2022 through December 31, 2024.

FISCAL IMPACT



There is no fiscal impact with this appointment.

RECOMMENDATION

There is no action required.

ATTACHMENT

- Letter to Mayor regarding a Skate Park in Isleton.
- California-American Water Company.

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

Dear Mayor,

Do you think you could build a skatepark. Me and my friends would like to have a skatepark but if you can't it is fine. One reason is that we have no where to skate. If we do it people would see it and people would come to town and look and eat places here. Another reason is that our parents are tired of taking us to Rio vista and watching us and we hardly get to go there. Next reason is that we had ramps and they were destroyed. All we could do is the same tricks. We had a skatepark we could do different things. My last and final reason is that me and my friends really love skateboarding, biking, and scootering. Can you think about making a skate park for us we are really hopping you will dived to do it. It does not have to be big it can be any size we just want some where to ride If that is not enough we can make a petition. From, Myka, Braxton, Myles, Hunter

PO box number is 341 please write back!



**BEFORE THE PUBLIC UTILITIES COMMISSION
OF THE STATE OF CALIFORNIA**

Application of California-American Water Company (U210W) for Authority to Establish its Authorized Cost of Capital for the Period from January 1, 2022 through December 31, 2024.

Application No. 21-05-

**APPLICATION OF CALIFORNIA-AMERICAN WATER COMPANY (U210W) FOR
AUTHORITY TO ESTABLISH ITS AUTHORIZED COST OF CAPITAL FOR THE PERIOD
FROM JANUARY 1, 2022 THROUGH DECEMBER 31, 2024**

NOTICE OF AVAILABILITY

Sarah Leeper
Cathy Hongola-Baptista
California-American Water Company
555 Montgomery Street, Suite 816
San Francisco, CA 94111
(415) 863-2960
sarah.leeper@amwater.com

Lori Anne Dolqueist
Raven McGuane
Nossaman LLP
50 California Street, 34th Floor
San Francisco, CA 94111
(415) 652-1657
ldolqueist@nossaman.com
rmcguane@nossaman.com

Attorneys for Applicant California-American Water Company

May 3, 2021

NOTICE OF AVAILABILITY

The exhibits and testimonies in support of California-American Water Company's ("California American Water") Application exceeds 50 pages in length and 3.5 megabytes in size. Therefore, pursuant to Rules 1.9(d)(1)-(2), California American Water hereby provides this Notice of Availability of the exhibits and testimonies below. Upon written request, California American Water will provide a copy of the exhibits and testimonies in support of the Application on parties on whom this Notice of Availability is served. Parties that wish to obtain a copy of the exhibits or testimonies in support of the Application should contact:

Demetrio Marquez
Paralegal IV
California-American Water Company
555 Montgomery Street, Suite 816
San Francisco, CA 94111
Phone: (415) 293-3027
Email: demetrio.marquez@amwater.com

Exhibits to the Application:

- Exhibit A: Summary of Impact of Requested Revenue Increase and Tables
- Exhibit B: Minimum Data Requirement Information
- Exhibit C: Balance Sheet and Income Statement
- Exhibit D: Proposed Customer Notice

Testimonies to the Application:

1. Direct Testimony of Jeffrey T. Linam
2. Direct Testimony of Stephen (Wes) Owens
3. Direct Testimony of Bente Villadsen

Dated: May 3, 2021

By: /s/ Demetrio Marquez
Demetrio Marquez
Paralegal IV
California-American Water Company

**BEFORE THE PUBLIC UTILITIES COMMISSION
OF THE STATE OF CALIFORNIA**

Application of California-American Water Company (U210W) for Authority to Establish its Authorized Cost of Capital for the Period from January 1, 2022 through December 31, 2024.

Application No. 21-05-

CERTIFICATE OF SERVICE

**APPLICATION OF CALIFORNIA-AMERICAN WATER COMPANY (U210W) FOR
AUTHORITY TO ESTABLISH ITS AUTHORIZED COST OF CAPITAL FOR THE
PERIOD FROM JANUARY 1, 2022 THROUGH DECEMBER 31, 2024**

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Sarah Leeper
Cathy Hongola-Baptista
California-American Water Company
555 Montgomery Street, Suite 816
San Francisco, CA 94111
(415) 863-2960
sarah.leeper@amwater.com

Lori Anne Dolqueist
Raven McGuane
Nossaman LLP
50 California Street, 34th Floor
San Francisco, CA 94111
(415) 652-1657
ldolqueist@nossaman.com
rmcguane@nossaman.com

Attorneys for Applicant California-American Water Company

May 3, 2021

CERTIFICATE OF SERVICE

I, Demetrio A. Marquez, declare as follows:

I am employed in the City and County of San Francisco, California. I am over the age of eighteen years and not a party to this action. My business address is 555 Montgomery Street, Suite 816, San Francisco, CA 94111. On the below date, I served the within:

**APPLICATION OF CALIFORNIA-AMERICAN WATER COMPANY (U210W) FOR
AUTHORITY TO ESTABLISH ITS AUTHORIZED COST OF CAPITAL FOR THE
PERIOD FROM JANUARY 1, 2022 THROUGH DECEMBER 31, 2024**

NOTICE OF AVAILABILITY

on the interested parties in this action addressed as follows:

See attached service list

- (BY E-MAIL SERVICE)** By transmitting such document(s) electronically from California-American Water Company, San Francisco, California. I am readily familiar with the practice of California-American Water Company for transmitting documents by electronic mail, said practice being that in the ordinary course of business, such electronic mail is transmitted immediately after such document has been tendered for filing. Said practice also complies with Rule 1.10 of the Public Utilities Commission of the State of California and all protocols described therein.
- (BY U.S. MAIL)** By placing such document(s) in a sealed envelope, addressed as set forth on the Official Service List, with postage thereon fully prepaid for first-class mail, for collection and mailing at California-American Water Company, San Francisco, California, following the ordinary business practice. I am readily familiar with the practice of California-American Water Company for collection and processing of correspondence for mailing with the United States Postal Service, said practice being that in the ordinary course of business, correspondence is deposited in the United States Postal Service the same day as it is placed for collection.
- (BY OVERNIGHT MAIL)** By placing such document(s) in a sealed envelope, for collection and overnight mailing at California-American Water Company, San Francisco, California following ordinary business practice. I am readily familiar with the practice at California-American Water Company for collection and processing of overnight service mailing, said practice being that in the ordinary course of business, correspondence is deposited with the overnight messenger service for delivery as addressed.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration was executed on **May 3, 2021**, in San Francisco, California.

/s/ Demetrio A. Marquez

STATE SERVICE LIST

VIA OVERNIGHT MAIL*

Mukunda Dawadi
Public Utilities Regulatory Analyst
Public Advocates Office
California Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102-3214

Kerriann Sheppard
Public Advocates Office
California Public Utilities Commission
300 Capitol Mall 4th floor
Sacramento, CA 95814

Terence Shia, Director
Division of Water and Audits
California Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102-3214

Anne Simon
Chief Administrative Law Judge
California Public Utilities Commission
505 Van Ness Ave
San Francisco, CA 94102-3214

Arocles Aguilar
General Counsel
California Public Utilities Commission
Legal Division
505 Van Ness Avenue
San Francisco, CA 94102

VIA E-MAIL*

mukunda.dawadi@cpuc.ca.gov
bradley.leong@cpuc.ca.gov
Kerriann.Sheppard@cpuc.ca.gov
richard.rauschmeier@cpuc.ca.gov

Mukunda	Dawadi
Bradley	Leong
Kerriann	Sheppard
Richard	Rauschmeier

* - Also Served with 1 Copy of Exhibits and Testimony.

VIA U.S. MAIL

Rob Bonta, Attorney General
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

Jennifer Osborn, Director
Department of General Services
Executive Office
707 Third Street
West Sacramento, CA 95605-2811

Will Lightbourne, Director
California Department of Health Services
Director's Office
MS 0000
P.O. Box 997413
Sacramento, CA 95899-7413

Dr. Tomás Aragón, Director
California Department of Public Health
Division of Drinking Water and Environmental
Management
MS 7400
P.O. Box 997413
Sacramento, CA 95899-7413

State of California
Department of Health Services
Safe Drinking Water State Revolving Fund
Program
Attn: Chief, Safe Drinking Water State
Revolving Fund and Small Water Systems
Section
1616 Capitol Mall, MS 7418
Post Office Box 997413
Sacramento, CA 95899-7413

State of California
Department of Water Resources
Safe Drinking Water Office, Room 804
Attention: Program Manager
Post Office Box 942836
Sacramento, CA 94236-0001

LARKFIELD DISTRICT

ALL VIA U.S. MAIL

Bruce D. Goldstein, County Counsel
Sonoma County
575 Administrative Drive, Room 105A
Santa Rosa, CA 95403

Deva Proto
Sonoma County Clerk-Recorder-Assessor
2300 County Center Drive, Suite B177
Santa Rosa, CA 95403

Wikiup Homeowners' Association
427 Candelight Drive
Santa Rosa, CA 95401

James M. Boulter
Mark West Area Community Services
Community Division
133 Eton Court
Santa Rosa, CA 95403

Mark West Area Community Services
Committee
c/o Lescure Engineers
4635 Old Redwood Highway
Santa Rosa, CA 94503

Mark West Area Chamber of Commerce
4787 Old Redwood Hwy, Suite 101
Santa Rosa, CA 95403

James J. Baigrowicz
MWACSD
235 Wikiup Meadows Dr.
Santa Rosa, CA 95403

LOS ANGELES COUNTY DISTRICT

Dean C. Logan, County Clerk
Registrar-Recorder/County Clerk
12400 Imperial Highway
Norwalk, CA 90650

Laura Nieto
City Clerk
5050 N. Irwindale Ave
Irwindale, CA 91706

Alice D. Atkins, CMC
City Clerk
415 S. Ivy Ave.
Monrovia, CA 91016

Claudia Saldana
City Clerk
600 Winston Ave.
Bradbury, CA 91008

Marla Akana
City Clerk
1600 Huntington Drive
Duarte, CA 91010

Catherine A. Eridia
City Clerk
11333 Valley Boulevard
El Monte, CA 91731

Julie Nguyen
City Clerk
425 S. Mission Drive
San Gabriel, CA 91776

Ericka Hernandez
City Clerk
8838 E. Valley Boulevard
Rosemead, CA 91770

Eva Heter
City Clerk
2200 Huntington Drive
San Marino, CA 91108

Peggy Kuo
City Clerk
9701 Las Tunas Drive
Temple City, CA 91780

Mary C. Wickham, County Counsel
648 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012-2713

Fred Galante
City Attorney
5050 N. Irwindale Ave
Irwindale, CA 91706

Craig A. Steele
City Attorney
415 S. Ivy Ave.
Monrovia, CA 91016

Cary S. Reisman
City Attorney
600 Winston Ave.
Bradbury, CA 91008

David B. Cosgrove
City Attorney
1600 Huntington Drive
Duarte, CA 91010

Ricardo Olivarez
City Attorney
11333 Valley Boulevard
El Monte, CA 91731

Keith Lemieux
City Attorney
425 S. Mission Drive
San Gabriel, CA 91776

Rachel H. Richman
City Attorney
8838 E. Valley Boulevard
Rosemead, CA 91770

Stephanie Cao
City Attorney
2200 Huntington Drive
San Marino, CA 91108

Greg Murphy
City Attorney
9701 Las Tunas Drive
Temple City, CA 91780

Yvonne Horton
City Clerk
One Manchester Boulevard
Inglewood, CA 90301

Jean M. Ayala
City Clerk
14403 E. Pacific Ave.
Baldwin Park, CA 91706

Mark Jomsky
City Clerk
100 N. Garfield Ave., Room S228
Pasadena, CA 91109

Marcella Marlowe
City Manager
2200 Huntington Drive
San Marino, CA 91108

Kenneth Campos
City Attorney
One Manchester Boulevard
Inglewood, CA 90301

Robert Tafoya
City Attorney
14403 E. Pacific Ave.
Baldwin Park, CA 91706

Michele Beal Bagneris
City Attorney
100 N. Garfield Ave., Room N210
Pasadena, CA 91109

Bernardo R. Garcia
Region 5 Director
Utility Workers Union of America
215 Avenida Del Mar, Suite M
San Clemente, CA 92674-0037

MONTEREY COUNTY DISTRICT

Stephen L. Vagnini
County Clerk
168 West Alisal Street, 3rd Fl.
Salinas, CA 93901

Sandra Kandell
Deputy City Clerk
300 Forest Ave., 2nd Floor
Pacific Grove, CA 93950

Patricia M. Barajas, CMC
City Clerk
200 Lincoln Ave.
Salinas, CA 93901

Linda Scholink
City Clerk
1 Sylvan Park
Sand City, CA 93955

Kim Carvalho
Deputy City Clerk
650 Canyon Del Rey Blvd.
Del Rey Oaks, CA 93940

Britt Avrit
City Clerk
PO Box CC
Carmel-by-the-Sea, CA 93921

Leslie Girard
County Counsel
168 West Alisal Street, 3rd Fl.
Salinas, CA 93901

David C. Laredo
City Attorney
300 Forest Ave., 2nd Floor
Pacific Grove, CA 93950

Christopher A. Callihan, Esq.
City Attorney
200 Lincoln Ave.
Salinas, CA 93901

Vibeke Norgaard
City Attorney
1 Sylvan Park
Sand City, CA 93955

Alex Lorca
City Attorney
650 Canyon Del Rey Blvd.
Del Rey Oaks, CA 93940

Brian Pierik
City Attorney
PO Box 805
Carmel-by-the-Sea, CA 93921

Bonnie Gawf
City Clerk
580 Pacific Street, Rm. 6
Monterey, CA 93940

Leslie Milton
City Clerk
440 Harcourt Ave.
Seaside, CA 93955

Terrance Spann
US Army Legal Services Agency
US Department of Defense
901 N. Stuart Street, Room 713
Arlington, VA 22203-183

Fort Ord Reuse Authority
920 2nd Ave. Suite A
Marina, CA 93933

Sara Senger
Las Palmas Wastewater Committee
25374 Jasmine Court
Salinas, CA 93908

Supervisor Mary Adams
County of Monterey District 5
Monterey Courthouse
1200 Aguajito Rd., Ste. 1
Monterey, CA 93940

Christine Davi
City Attorney
512 Pierce Street
Monterey, CA 93940

Sheri Damon
City Attorney
440 Harcourt Avenue
Seaside, CA 93955

Monterey Peninsula Water Management
District
PO Box 85
Monterey, CA 93942

Arthur McLoughlin
Central Coast Coalition of Communities for
Wastewater Equity
9540 S. Century Oak Road
Salinas, CA 93907

Bob MacKenzie
Coalition of Peninsula Businesses
P.O. Box 223542
Carmel, CA 93922

Bob Jacques
Seaside Basin Watermaster
PO Box 51502
Pacific Grove, CA 93950

SACRAMENTO COUNTY DISTRICT

Donna Allred
County Clerk/Recorder
PO Box 839
Sacramento, CA 95812-0839

Ryan Ronco
Placer County Clerk-Recorder
175 Fulweiler Ave.
Auburn, CA 95603

Amy Van
City Clerk
6360 Fountain Square Drive
Citrus Heights, CA 95621

Lisa Travis
County Counsel
700 H Street, Suite 2650
Sacramento, CA 95814

Karin Schwab
Placer County Counsel
175 Fulweiler Ave.
Auburn, CA 95603

Ruthann Zeigler
City Attorney
6360 Fountain Square Drive
Citrus Heights, CA 95621

Yvonne Zepeda
City Clerk
101 Second Street
Isleton, CA 95641

Stacy Leitner
City Clerk
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Mindy Cuppy
City Clerk
915 I Street
Sacramento, CA 95814

Barbara J. Levey
Merced County Clerk
2222 M Street
Merced, CA 95340

Steve Carrigan
City Clerk
678 West 18th Street
Merced, CA 95340

Jesse Salinas
Yolo County Clerk-Recorder
625 Court St, Room 204
Woodland, CA 95695

Isleton City Attorney
101 Second Street
Isleton, CA 95641

Adam Lindgren
City Attorney
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Susana Alcalá Wood
City Attorney
915 I Street
Sacramento, CA 95814

James N. Fincher
Merced County Counsel
2222 M Street, Room 309
Merced, CA 95340

Phaedra Norton
City Attorney
678 West 18th Street
Merced, CA 95340

Phil Pogledich
Yolo County Counsel
625 South St., Room 201
Woodland, CA 95695

SAN DIEGO COUNTY DISTRICT

Ernest J. Dronenburg, Jr.
County Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101

Kerry K. Bigelow
City Clerk
276 Fourth Ave., Bldg. A
Chula Vista, CA 91910

Jennifer Ekblad
City Clerk
1825 Strand Way
Coronado, CA 92118

Jacqueline Kelly
City Clerk
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

Thomas Montgomery
County Counsel
1600 Pacific Highway, Room 355
San Diego, CA 92101

Glen Googins
City Attorney
276 Fourth Ave.
Chula Vista, CA 91910

Johanna Canlas
City Attorney
1825 Strand Way
Coronado, CA 92118

Jennifer Lyon
Imperial Beach City Attorney
La Mesa Villa Plaza
8100 La Mesa Blvd., Suite 200
La Mesa, CA 91942

Elizabeth Maland
City Clerk
202 C St., 2nd Floor
San Diego, CA 92101

Mara Elliot
City Attorney
202 C St., 2nd Floor
San Diego, CA 92101

VENTURA COUNTY DISTRICT

Jeffrie Madland
City Clerk
601 Carmen Drive
Camarillo, CA 93010

Brian A. Pierik
City Attorney
601 Carmen Drive
Camarillo, CA 93010

Cynthia M. Rodriguez
City Clerk
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362

Tracy Noonan
City Attorney
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362

Mark A. Lunn
County Clerk-Recorder
800 S. Victoria Ave.
Ventura, CA 93009

Ventura County Counsel
800 S. Victoria Ave.
Ventura, CA 93009

HILLVIEW SERVICE AREA

Rebecca Martinez
Madera County Clerk-Recorder
200 W. 4th Street
Madera, CA 93637

Regina Garza
Madera County Counsel
200 W. 4th Street
Madera, CA 93637

City of Isleton

City Council
Staff Report

DATE: May 11, 2021

ITEM#: 5.A

CATEGORY: Consent Calendar

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF APRIL 13, 2021.

SUMMARY

Review of the Regular City Council Meetings of April 13, 2021.

FISCAL IMPACT

There is no fiscal impact associated with this action.

RECOMMENDATION

City Council review and approve the draft minutes of the Regular City Council Meeting on April 13, 2021.

ATTACHMENTS

Minutes of April 13, 2021.

Reviewed by: Charles Bergson, City Manager 

Submitted and prepared by: Yvonne Zepeda, Deputy City Clerk 

CITY OF ISLETON
Regular City Council Meeting Minutes
Tuesday, April 13th, 2021 at 6:30pm
208 Jackson Boulevard
Isleton, California 95641
You can call in to join our public meeting
TELECONFERENCE MEETING

1. OPENING CEREMONIES

- A. Welcome & Call to Order – Mayor Eric Pene called to order at 6:28pm
- B. Pledge of Allegiance
- C. Roll Call
PRESENT: Councilmember’s Paul Steele, Iva Walton, Vice Mayor Pamela Bulahan, Mayor Eric Pene, City Manager Charles Bergson.
ABSENT: Councilmember Barbara Dockery.

2. AGENDA CHANGES OR DELETIONS

ACTION: None.

3. PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this Agenda. Speakers are requested to use the podium in front of the Council and to begin by stating their name, whether they reside in Isleton and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and the time available for the rest of the Agenda. In the event comments are related to an item scheduled on the Agenda, speakers will be asked to wait to make their comments until that item is being considered.

ACTION: None.

4. COMMUNICATIONS

- A. Potential School Closures.
- B. Isleton Historical Review Preservation Board Members need to appoint new members.
- C. Delta Conveyance Meetings.

ACTION: Item 4.B to be agendaized at next meeting.

5. CONSENT CALENDAR

AMERICANS WITH DISABILITIES ACT NOTICE: In compliance with the Americans with Disabilities Act, persons needing a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, may contact Deputy City Clerk Yvonne Zepeda, at (916) 777-7770, by fax at (916) 777-7775 or by email to Yvonne.zepeda@cityofisleton.com at least 48 hours prior to the meeting.

GOV. CODE § 54957.5 NOTICE: Public records related to an agenda item that are distributed less than 72 hours before this meeting are available for public inspection during normal business hours at Isleton City Hall located at 101 Second Street, Isleton, California 95641.

- A. **SUBJECT:** Approval of Minutes of the Regular City Council Meeting of March 9, 2021 and March 23, 2021.

RECOMMENDATION: City Council review and approve draft minutes of the Regular City Council Meeting of March 9, 2021 and March 23, 2021.

ACTION: Councilmember Iva Walton motion to approve draft minutes of the Regular City Council Meetings of March 9, 2021 and March 23, 2021. Vice Mayor Pamela Bulahan second the motion. **AYES:** Councilmember's Iva Walton, Vice Mayor Pamela Bulahan and Mayor Eric Pene. **NOES:** None. **ABSTAIN:** Councilmember Paul Steele. **ABSENT:** Councilmember Barbara Dockery. **PASSED 3-1.**

6. OLD BUSINESS

- A. **SUBJECT:** Sacramento County COVID-19 Public Health Order Update and City of Isleton Executive Order.

RECOMMENDATION: Discuss and provide direction to staff.

ACTION: Discussed and noted in Red Tier.

- B. **SUBJECT:** Declaration State of Emergency, City of Isleton of March 10, 2021.

RECOMMENDATION: That City Council delay action on relief of the City Emergency order March 18, 2021.

ACTION: City Council on a 3-1 approve to delay action on relief of the City Emergency order March 18, 2021.

- C. **SUBJECT:** Ordinance No. 2021-003, amending section 9.04.320 of the Isleton Municipal Code pertaining to maintenance of private sewer lines.

RECOMMENDATION: Staff is recommending that City Council hold first reading in title only and motion to adopt Ordinance 2021-003, Amending Section 9.04.320 of the Isleton Municipal Code Pertaining to Maintenance of Private Sewer Lines.

ACTION: Tabled.

7. NEW BUSINESS

- A. **SUBJECT:** AB 1600 Draft Impact Fee Study, Presentation.

RECOMMENDATION: Staff recommends City Council to review, discuss, and set May as the date for a public hearing on the City of Isleton Development Impact Fee Study.

ACTION: By consensus to hold public hearing May 11, 2021.

- B. **SUBJECT:** Purchasing Policy Ordinance No. 2021-002.

RECOMMENDATION: That City Council waive first reading and adopt the Purchasing Policy Ordinance No. 2021-002.

ACTION: Tabled and bring back with changes.

8. COUNCIL REPORTS AND COMMITTEE UPDATES

- A. Councilmember Barbara Dockery – Absent.
- B. Councilmember Paul Steele – Continue training.
- C. Councilmember Iva Walton – Main Street letters. Parking Permits.
- D. Vice Mayor Pamela Bulahan – Land Use.
- E. Mayor Eric Pene – Sheriff’s.

9. STAFF GENERAL REPORTS AND DISCUSSION

- A. City Manager Report – Read and received.
- B. Fire Chief Report – Absent.

10. ADJOURNMENT

AYES:
NOES:
ABSTAIN:
ABSENT:

MAYOR, Eric Pene

ATTEST:

DEPUTY CITY CLERK, Yvonne Zepeda

City of Isleton

City Council Staff Report

DATE: May 11th, 2021

ITEM#: 6.A

CATEGORY: Public Hearing

SPHERE OF INFLUENCE AMENDMENT INITIATION

SUMMARY:

The City is conducting a public hearing on the proposed Sphere of Influence (SOI) boundary alteration.

City Council set the proposed boundary (see attachment 1) at their November 24th, 2020 Meeting. As part of the process to extend the SOI the City must conduct a public hearing on the matter.

DISCUSSION:

A sphere of influence is a planning boundary outside of an agency's legal boundary (such as the city limit line) that designates the agency's probable future boundary and service area. The purpose of the sphere of influence is to ensure the provision of efficient services while discouraging urban sprawl and the premature conversion of agricultural and open space lands by preventing overlapping jurisdictions and duplication of services.

Staff is recommending that City Council approve Resolution 009-21, which will initiate the SOI amendment and make formal application to the Sacramento Local Agency Formation Commission (LAFCo), the agency responsible for reviewing and approving changes to the SOI.

FISCAL IMPACT

There is no fiscal impact associated with this action.

RECOMMENDATION:

The City Council should open and close the public hearing, consider the applicant's, staff's and public comments and then either approve (based on findings and subject to conditions) or continue with direction for more information that might be needed to help in the decision making process.

Staff recommends that the City Council approve Resolution 009-21, Initiating a Sphere of Influence Amendment and Making Application to the Sacramento Local Agency Formation Commission.

ATTACHMENT

1 - Resolution 009-21 with proposed boundary map.

Prepared by James Gates, Assistant Planner
Reviewed by Charles Bergson, City Manager
Submitted by Yvonne Zepeda, Deputy City Clerk

A handwritten signature in blue ink that reads "Bergson". The signature is written in a cursive style and is positioned over the printed name "Charles Bergson" in the text block above.

RESOLUTION NO. 009-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ISLETON INITIATING A SPHERE OF INFLUENCE AMENDMENT AND MAKING APPLICATION TO THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

WHEREAS, the City of Isleton's sphere of influence ("SOI") was adopted by the Sacramento Local Agency Formation Commission ("LAFCo") in 1978 and is coterminous with the city limits, and no change has been made in the city's SOI since it was adopted in 1978

WHEREAS, the City of Isleton ('City') has on various occasions attempted to amend its sphere of influence over the last two decades:

- i) The first filing to amend the city's SOI was made with the Commission in 1989 and carried as an active file for several years thereafter. The file was ultimately closed due to inaction.
- ii) The second attempt, although no filing was made with LAFCo, occurred in 1995 and closed due to inaction.
- iii) The third attempt was initiated in 2005 based on proposed SOI from the 2000 General Plan, but was denied by LAFCo;

WHEREAS, a Sphere of Influence Amendment is being requested by the City pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (GCS 56000 et seq.);

WHEREAS, LAFCo is the sole entity authorized to approve a Sphere of Influence Amendment pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000;

WHEREAS, pursuant to Government Code section 56425(a), in order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities, the Commission shall develop and determine the Sphere of Influence of each local governmental agency within the county;

WHEREAS, the City is currently providing municipal services including sewer to properties outside of its city limits and has the capacity to extend these services;

WHEREAS, the City has been an urban and cultural hub and to the Delta region for nearly a century;

WHEREAS, the City has held a duly noticed public hearing on May 11th, 2021 to receive public comment on a proposed amended Sphere of Influence ("SOI Amendment");

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ISLETON does hereby resolve:

1. The City is proposing a SOI amendment and, by this resolution, will make an initial application to the Commission.
2. The boundaries of the SOI Amendment area are represented in Exhibit "A" and attached hereto and incorporated herein.
3. The City Manager and County Executive will meet and confer pursuant to the government code to discuss the proposed SOI, boundaries and land uses, as required by law.
4. The City will supply any additional information deemed necessary by the Commission in order to complete the review process and comply with state and local regulations, including but not limited to, a Municipal Services Review and an Environmental Impact Report.
5. The proposed SOI Amendment of the City and set forth in Exhibit "A" will add approximately 1,160 acres to its current SOI boundary.
6. The SOI Amendment area to be added shall extend north-east to the northern parcel boundary of the property addressed 16097 ISLETON RD, APN 156-0040-017-0000 and shall follow that property line South-East to the northern property line of adjacent parcel APN 156-0040-018-0000 to Georgian Slough. The SOI will follow Georgiana Slough south to the southern parcel line of property addressed APN# 157-0100-080-0000 following west parallel to Terminous Road to where it joins with Jackson Slough Rd. and then follows north on the western parcel boundary of the property addressed APN #157-0100-066-0000, to where it meets the southern parcel boundary of the property addressed APN# 157-0300-003-0000, the SOI boundary will follow this property line until it meets with the existing City limits.
7. Surrounding land uses include agriculture, residential, and commercial.
8. The City is proposing this SOI Amendment according to policies set forth in Government Code section 56425. Pursuant to Government Code section 56425, specifically the present and probable need for public facilities and services in the area and the present capacity of and adequacy of the public service which the City provides to meet that probable need, and the existence of social and economic communities of interest in the area.
9. The City is proposing this SOI Amendment with the intent to encourage well-ordered, efficient urban development with sufficient services and to preserve open space resources, agricultural land, and habitat for species.

PASSED AND ADOPTED by the City Council of the City of Isleton this 11th day of May 2021, by the following vote:

AYES:

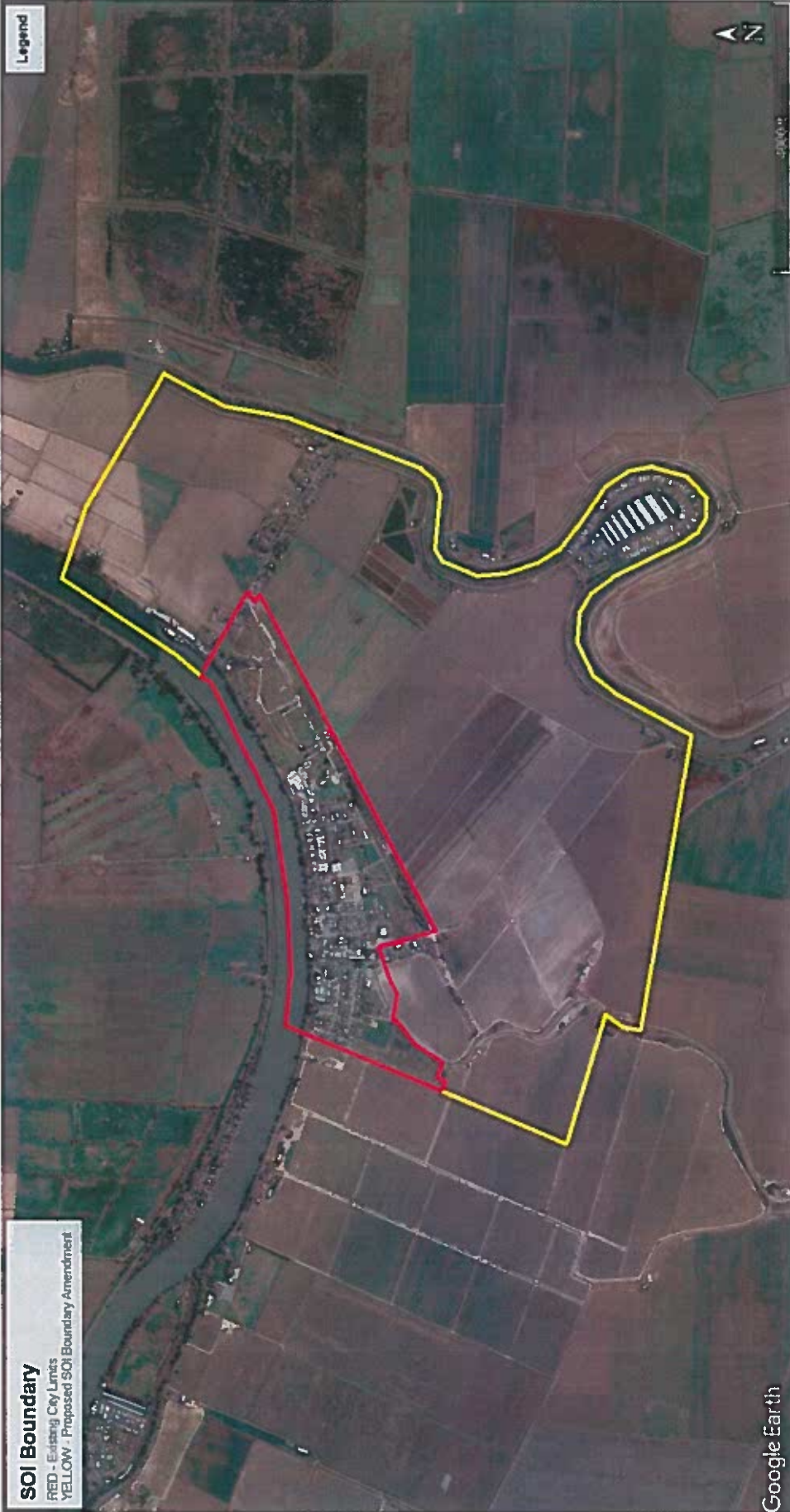
ABSENT:

ABSTAIN:

Eric Pene
Mayor, City of Isleton

ATTEST:

By: _____
Yvonne Zepeda,
Deputy City Clerk, City of Isleton



“EXHIBIT A”

City of Isleton

City Council Staff Report

DATE: May 11, 2021

ITEM#: 6.B

CATEGORY: Public Hearing

AB 1600 DRAFT IMPACT FEE STUDY, PUBLIC HEARING UPDATE - FROM APRIL 13, 2021 COUNCIL MEETING

SUMMARY

In California, State Legislation sets legal and procedural parameters for the charging of development impact fees. This Legislation was passed as Assembly Bill 1600 by the California Legislature and is now codified as California Government Code Sections (GC §) 66000 through 66008 ("Mitigation Fee Act"). This action presents the draft study underpinning the City development fees.

DISCUSSION

A development impact fee is an exaction other than a tax or special assessment that is charged by a local governmental agency to an applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project. (The legal requirements for enactment of development impact fee program are set forth in Government Code §§ 66000-66025 (the "Mitigation Fee Act"), the bulk of which were adopted as 1987's Assembly Bill 1600 and thus are commonly referred to as "AB 1600.")

A development impact fee must be reasonably related to the cost of the service provided by the local agency. If a development impact fee does not relate to the impact created by development or exceeds the reasonable cost of providing the public service, then the fee may be declared a special tax and must then be subject to a two-thirds voter approval.

City Staff has prepared the attached Development Impact Fee study assessing the City's capacity for additional development, estimating the additional services required by the creation of that new development, and determining a reasonable fee required for each new unit of development. An impact fee may not be created to cover deficiencies in service capacity which existed prior to development and thus is not a direct or indirect result of that development.

The current impact fees per dwelling unit are as follows:

Description	Current	Proposed
Wastewater Treatment Plant (WWTP)	\$3,184	\$6,200
Fire	\$5,000	\$5,250
Parks	\$2,000	\$1,750
Storm Water	\$3,000	\$1,563
Municipal Facilities	0	\$1,875
Streets	0	\$1,406
Measure A, collected for County	\$2,000	\$2,000
TOTAL, per dwelling unit	\$15,184	\$20,044

The Measure A collection is a street impact fee required by Sacramento County.

City Council may adjust, remove, or add impact fees provided the fees show a nexus between fee and real expected impacts pursuant to AB 1600 requirements.

FISCAL IMPACT

There is no fiscal impact associated with this action.

RECOMMENDATION

Staff recommends City Council hold a public hearing on the draft Development Impact Fee Study for the City of Isleton and direct its adoption.

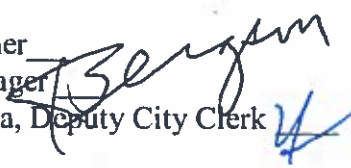
ATTACHMENTS

Draft 2021 Development Impact Fee Study

Prepared by: James Gates, Assistant Planner

Reviewed by: Charles Bergson, City Manager

Submitted and updated by: Yvonne Zepeda, Deputy City Clerk



2021

IMPACT FEE STUDY

California Government Code 66000

**ASSEMBLY BILL 1600
MITIGATION FEE ACT**



MAY 2021

CITY OF ISLETON

*Charles Bergson, P.E.
Acting City Engineer*



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ATTACHMENT H – Ordinance 2015-05 Amendment to Ordinance No. 2010-04 Ordinance of the City Council of the City of Isleton Requiring a Special Event Permit <i>Not attached dependent on event</i>	24
ATTACHMENT I – Ordinance 2015-06 An Amendment to Ordinance 322 An Ordinance Providing for Annual Inspection of Property by Isleton Fire Department and Imposing Fees to Defray Inspection Costs <i>Not attached (cost recovery)</i>	24
ATTACHMENT J – Ordinance 2015-08 An Amendment to Ordinance No. 2013-03 An Ordinance Imposing an Operations Tax on Businesses in the City of Isleton for Revenue Purposes, Repealing the Business License Tax Ordinance and Other Ordinances in Conflict Herewith <i>Not attached (Section 8.030; 0.1%)</i>	24
ATTACHMENT K – Ordinance 2015-09 Administrative Citation Ordinance of the City of Isleton <i>Not attached (cost recovery)</i>	25

EXECUTIVE SUMMARY

Introduction, Legal, Results, and Recommendations

Introduction

Impact fees are determined in direct relationship to the additional facilities needed to serve new development. With an increase in residential, industrial, commercial or other development, the complexity and size of general city services increases. These increases are reflected in the demand for additional operation and maintenance activities requiring new and/or expanded facilities and equipment.

A development impact fee is a monetary exaction other than a tax or special assessment that is charged by a local governmental agency to an applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project. (Gov. Code § 66000(b).) The legal requirements for enactment of development impact fee program are set forth in Government Code §§ 66000-66025 (the "Mitigation Fee Act"), the bulk of which were adopted as 1987's AB 1600 and thus are commonly referred to as "AB 1600 requirements." A development impact fee is not a tax or special assessment; by its definition, a fee is voluntary and must be reasonably related to the cost of the service provided by the local agency. If a development impact fee does not relate to the impact created by development or exceeds the reasonable cost of providing the public service, then the fee may be declared a special tax and must then be subject to a two-thirds voter approval. (Cal.Const., Art. XIII A, § 4.)

Adoption of impact fees requires documentation of the "nexus" or linkage between the fees being charged, the benefit of the facilities to mitigate new development impacts, and the proportional cost allocation. The purpose of this report is to establish this linkage. The Impact fees described in this report must be adopted by City Council.

This Development Impact Fee Report provides the City of Isleton ("the City") with the necessary technical documentation to support the adoption of a City Development Impact Fee Program to fund the following:

- Waste Water Treatment Plant (WWTP)
- Fire
- Parks
- Storm Water
- Municipal Facilities
- Streets

Purpose

The purpose of this study is to update the development impact fee program and establish the nexus between projected new development in the City of Isleton and the additional government capital

facilities required to serve new development. This report will serve as the basis for requiring development impact fees under AB 1600 legislation. Each local Agency imposing a fee must:

1. Identify the purpose of the fee
2. Identify how the fee will be used
3. Benefit Relationship - Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed
4. Impact Relationship - Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development upon which the fee is levied.
5. Proportionality

Legal Requirements for Development Impact Fee Reporting

California Government Code Section 66006 (b)

California Government Code Section 66006 (b) defines the specific reporting requirements for local agencies that impose AB 1600 Impact Fees on new development. Annually, for each separate fund established for the collection and expenditure of Impact Fees, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public and information shown below for the most recent fiscal year.

California Government Code Section 66001 (d)

For all funds established for the collection and expenditure of Impact Fees, California Government Code Section 66001 (d) has additional requirements. For the fifth fiscal year following the first deposit into the fund and every five years thereafter, the local agency shall make all of the following findings with respect to that portion of the fund remaining unexpended, whether committed or uncommitted.

Identify the purpose to which the fee is to be put Demonstrate a reasonable relationship between the fee and purpose for which it is charged. Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements

Additional Notes

The State of California Government Code Section 66002 states that local agencies that have developed a fee program may adopt a Capital Improvement Plan indicating the approximate location, size and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by fees. A formal CIP is recommended, at a minimum, as a five-year plan. The City annually produces a five-year CIP which helps to maintain and support the City's General Plan as well as identify situations where infrastructure is needed to accommodate the planned development.

EQUIVALENT DWELLING UNIT (EDU)

This report uses Equivalent Dwelling Unit as a measure of sewer impacts to the City. An Equivalent Dwelling Unit (EDU) is the typical volume and strength of wastewater generated by a single family home. One EDU is generally 210 gallons of wastewater per day with a strength factor of 1.0. All other uses or businesses (commercial or industrial) are multiple or fractions of an EDU (e.g. An apartment is typically 75% of one EDU).

The City of Isleton currently charges impact fees to fund the expansion of roadways, park and recreation, municipal, wastewater and fire facilities to serve new development. Current fees set in 2016.

It is recommended practice that agencies update impact fees annually for inflation in the cost of public facilities. It is recommended that to update at least every five years to incorporate changes in facility standards, costs and development projections.

Recommendations - Proposed Impact Fees, Summary

Land Use	WWTP	Fire	Parks	Storm Water	Municipal Facilities	Streets	Measure A	TOTAL
Equivalent Dwelling Unit (EDU)	6,200	5,250	1,750	1,563	1,875	1406	2,000	\$20,044

Fee Comparisons

The fee comparison is provided to give a general idea of fees charged for nearby cities. Even though each local agency in California, in order to adopt impact fees, must follow the same general principles established by State Law, as described in the introduction section of this report, fee comparisons, even among neighboring jurisdictions, tend to vary widely due to several factors:

- Methods used to calculate the impact fees
- Types of facilities that are covered by impact fees vary
- Cities adopt different standards, or levels of service, for facilities, and may use different ways to calculate those standards
- Cities may not have kept up with public improvements over the years, and, as a consequence, have created deficiencies between adopted or desired levels of service and the levels currently provided.

CITY	WWTP	FIRE	PARKS	STORM WATER	MUNICIPAL FACILITIES	STREETS	TOTALS	NOTES
Isleton	6,200	5,250	1,750	1,563	1,875	1,406	\$ 18,044.00	With Meas. A = \$20,044
Rio Vista	6,611	1,277	4,920	N/A	2,126	3,416	\$ 18,350.00	
Galt	8,177	N/A	8,009.00	6,837.00	4,016.48	8,344.65	\$ 35,384.13	*Storm Water per impervious acre
Dixon	22,639.47	1,780.12	8,190.59	281.92	N/A	N/A	\$ 32,892.10	
Ripon	4,237.70	N/A	14,552.17	2,708.47	1,188.16	N/A	\$ 22,686.50	
Orland	2,465.82	798.83	4,176.17	454.10	3,103.52	N/A	\$ 10,998.44	

I. IMPACT FEES – NEW FACILITIES

A. WASTEWATER TREATMENT PLANT (WWTP)

Facilities needed to meet residential and commercial growth

A.1 Basis of Cost

Description	Cost
Sludge Removal	\$200,000
Pump Replace, Wet Well	\$100,000
SCADA Upgrades	\$120,000
Sewer Master Plan	\$500,000
WWTP San Sewer Plant	\$9,000,000
Total	\$9,920,000

Source: City of Isleton Sewer Department

Description of Projects

Sludge Removal – Removal of the sewer sludge that is settling in solid in waste ponds. Sludge build-up reduces the capacity of the WWTP Sludge needs to be removed every five years and trucked to a certified waste site.

Pump Replacement – Replacement of treatment plant wells every seven years.

SCADA Upgrade – Supervisory Control and Data Acquisition is a control system that monitors and controls the WWTP. Typically used to control geographically dispersed assets that are not proximate to each other.

Sewer Master Plan – A plan to assess and plan for the adequate management of wastewater. Usually conducted every seven to 10 years.

A.2 Mitigation Fee Act Nexus Findings

Purpose of Fee

The purpose of the sewer system impact fee is to further protect the health and safety of the citizens of the city by providing for the construction of sewage and waste water facilities including new sewer drains, treatment plants and aeration ponds. As new development occurs there will be an additional burden placed on the existing sewer and waste water collection, treatment and disposal systems. Federal, state and city health requirements set minimum standards for effluent treatment which result in the demand for new sewer and waste water facilities. The purpose of this fee is to provide funding for the expansion of the wastewater trunk line collection and outfall systems to accommodate the needs of projected new growth and development in the community.

Use of Fee

The revenue generated from this fee will be used to fund trunk line facilities required to accommodate new growth as well as acquisition and construction of additional supporting capital equipment and facilities required by the City to provide wastewater treatment service for new development.

Benefit Relationship

The new residential, commercial, and industrial development which is projected to occur will generate significant additional wastewater flows which will need to be transmitted via pipelines of varying size and capacity to the Sewer Plant for treatment. The fee will be used to provide for those capacity improvements required by growth projections so existing levels of service can be maintained.

Impact Relationship

The purpose of the Sewer-Trunk Line Capacity Fee is to provide funding for the expansion of the City's wastewater trunk line collection and outfall to accommodate the needs of projected new growth and development in the community. Another purpose of this fee is to provide funding for trunk facilities required to accommodate new growth.

Proportionality

As part of this update, a Capital Improvement Plan was developed indicating which improvements are needed to correct current deficiencies related to existing uses and which improvements are required for new development.

A.3 Development Forecast and New Wastewater Demand

Future Population	2000
Current Population	890
DIFF	1,110
Equivalent Dwelling Unit, EDU	480
Use, EDU	500 EDU
Residential	500 EDU
Commercial	200 EDU
Manufacturer	400 EDU
TOTAL	1200 EDU

Source: City of Isleton Sewer Department

- Existing number of dwelling units – approximately 480.
- Forecast of new dwelling units – approximately 500.

A.4 Wastewater Cost

The basis of the fee is determined by the total cost of new facilities offset by an assumed grant amount plus efficiency credit for existing customers. This offset is estimated to be 25%.

Total Cost	Offset	New Development Amount
\$9,920,000	\$2,480,000	\$7,440,000

Source: City Manager

Projected New GPD

1200 DU x 250 GPD	300,000
Existing GPD	200,000
Total GPD	500,000

A.5 Waste Water Fee Calculations

Total Amount	EDUs	Per Dwelling Unit
\$7,440,000	1200	\$6,200

Source: City Manager

A.6 Waste Water Fee Comparisons

Development Type	Rio Vista Beach	Galt	Dixon	Ripon	Orland	Proposed Isleton
Single Family (per du)	6,611	8,177	22,639.47	4,237.70	2,465.82	6,200

B. FIRE

Facilities needed to meet City residential and commercial growth

B.1 Basis of Cost

Description	Cost
Fire Station Facilities	\$5,000,000
Rolling Stock	\$1,500,000
Training Facility	\$500,000
Total	\$7,000,000

Source: City of Isleton Fire Department

Description of Projects

Fire Station Facilitation – New station to accommodate fire-fighting equipment, personnel and training.

Rolling Stock – Replacement of existing fire-fighting mobile equipment.

B.2 Mitigation Fee Act Nexus Findings

This section frames the Nexus Study findings in terms of the legislated requirements to demonstrate the legal justification of the fire impact fees. The justification of the fire impact fees on new development must provide information as set forth in Government Code § 66000. These requirements are discussed below.

Purpose of Fee

This Nexus Study must identify the purpose of the fee. The purpose of the fire impact fee is to fund the cost of fire protection and emergency response facilities, apparatus, and equipment attributable to new residential and nonresidential development in the department. The fire impact fees will ensure that new development will not burden existing development with the cost of facilities required to accommodate growth as it occurs within the Department.

Use of Fee Revenue

This Nexus Study must identify the use to which the fee is to be put. Fee revenue will be used to fund the cost of expanded fire facilities, apparatus and equipment to serve new development. Fee revenue may not be used to fund operational, maintenance or repair costs.

Benefit Relationship

This Nexus Study must determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. The fee will be collected as development occurs. To maintain its existing level of fire protection and emergency response services, fee revenue will be used to expand the Department's facilities, apparatus and equipment to meet the additional demand generated by the new residents and employees and new structural area created by new development projects.

Impact Relationship

This Nexus Study must determine how there is a reasonable relationship between the need for fire protection facilities, apparatus and equipment and the type of development project on which the fee is imposed.

New development projects will create additional need for the Department's fire protection and emergency response services and a corresponding need for expanded facilities, apparatus and equipment. The fee will be imposed on different types of development projects in proportion to the additional service population generated and structural area created by new development projects.

Proportionality

This Nexus Study must determine how there is a reasonable relationship between the amount of the fee and the cost of the fire protection facilities, apparatus and equipment attributable to the development on which the fee is imposed. The cost of fire protection facilities, apparatus and equipment attributable to a development project is based upon the level of existing development served by the Department's existing fire protection facilities, apparatus and equipment. The use of an existing facilities standard methodology to determine the fire impact fee achieves proportionality between existing development and new development. Moreover, these equivalent costs are applied to all land use categories in proportion to the need they create for expanded facilities. The use of a fire facilities demand factor to determine the fire impact fee schedule achieves proportionality across the types of development on which the fee is imposed.

This section contains general recommendations for the adoption and administration of the fire impact fee program based on the findings of this Nexus Study and for the interpretation and application of the fire impact fees recommended herein. The specific statutory requirements for

the adoption and implementation may be found in the Mitigation Fee Act (California Govt. Code § 66000 et seq.).

B.3 Development Forecast and New Fire Demand

Future Population	2000
Current Population	890
DIFF	1,110
Equivalent Dwelling Unit, EDU	480
Use, EDU	500 EDU
Residential	500 EDU
Commercial	200 EDU
Manufacturer	400 EDU
TOTAL	1200 EDU

Source: City of Isleton Sewer Department

B.4 Fire Cost

The basis of the fee is determined by the total cost of new facilities offset by an assumed grant amount plus efficiency credit for existing customers. This offset is estimated to be 10%.

Total Cost	Offset	Total Amount
7,000,000.00	700,000	6,300,000

Source: City Manager

B.5 Fire Fee Calculations

Total Amount	EDUs	Per Dwelling Unit
6,300,000	1200	5,250

Source: City Manager

B.6 Fire Fee Comparisons

Development Type	Rio Vista	Galt	Dixon	Ripon	Orland	Proposed Isleton
Single Family (per du)	1,277.00	N/A	1,780.12	N/A	798.83	5,250

C. PARKS

Additional park facilities needed to meet residential and commercial growth

C.1 Basis of Cost

Description	Cost
New Park (2 Acres) at 800K/Acre – Sandiego.gov	\$1,600,000
Recreation Center 300 SF x 4000/SF	\$1,200,000
Total	\$2,800,000

Description of Projects

New Park – New station to accommodate fire-fighting equipment, personnel and training.

Recreation Center – Acquisition of land and facility for community recreation center, site to be determined. Estimated to be 4000 square feet.

C.2 Mitigation Fee Act Nexus Findings

Funding sources should equitably share the burden among all park and recreation facility users. Everyone who lives and works in and visits the City of Isleton benefits from amenities offered by the parks, beaches, and various recreational facilities. Therefore, funding used to implement the Master Plan should come from all users of parks and recreation facilities to the extent possible”.

Purpose of Fee

The purpose of the parks and recreation facilities impact fee is to provide a variety of parks, recreation facilities and park improvement projects such as tennis courts, swimming pools, soccer, ball fields and the like. As development and population increases, park and recreation facilities, inadequate to serve the city, could occur which have potential for adversely affecting the general well-being of city residents. In order to address this potential and to meet city recreation standards it is appropriate that new development pay for additional park facilities and recreation development attributable to development impacts.

Use of Fees Revenue

Fee revenue will be used for a broad range of parks and recreation capital facilities investments, including the acquisition of land for parks, the improvement of existing and new parkland, and development of new parks and recreation facilities.

Benefit Relationship

New development in the City of Isleton will increase the demand for and use of parks and recreation facilities. Fee revenue will be used to help fund new parks and recreation facilities in response to the increased demand.

Impact Relationship

Each new development project – residential and nonresidential – will generate incremental, new demand and use of the City’s parks and recreation facilities by new residents, workers, and/or visitors. New revenues to fund investments in additional parks and recreation capital improvements are necessary to maintain parks and recreation capital facilities service standards.

Proportionality

The maximum, supportable parks and recreation fee schedule is based on a parks and recreation capital facilities cost estimate derived by applying the proportionate increase in service population associated with new development to the existing service standard/value of parks and recreation capital facilities. As a result, the fee program cost estimates are directly proportional to the relative increase in new development.

C.3 Development Forecast and New Parks Demand

Future Population	2000
Current Population	890
DIFF	1,110
Equivalent Dwelling Unit, EDU	480
Use, EDU	500 EDU
Residential	500 EDU
Commercial	200 EDU
Manufacturer	400 EDU
TOTAL	1200 EDU

Source: City of Isleton Sewer Department

C.4 Parks Cost

The basis of the fee is determined by the total cost of new facilities offset by an assumed grant amount plus efficiency credit for existing customers. This offset is estimated to be 25%.

Total Cost	Offset	Total Amount
\$2,800,000	\$700,000	\$2,100,000

Source: City Manager

C.5 Parks Fee Calculations

Total Amount	EDUs	Per Dwelling Unit
\$2,100,000	1200	\$1,750

Source: City Manager

C.6 Parks Fee Comparisons

Development Type	Rio Vista	Galt	Dixon	Ripon	Orland	Proposed Isleton
Single Family (per du)	4,920.00	8,009	8,109.59	14,552.17	4,176.17	1,750

D. STORM WATER

Facilities needed to meet residential and commercial growth

D.1 Basis of Cost

Description	Cost
Catch Basin Replacement	\$2,000,000
Storm Drain Collection System	\$500,000
Total	\$2,500,000

Source: City of Isleton Public Works Department

Description of Projects

Catch Basin Replacement – Replacement and addition of storm drain catch basins throughout the City.

Storm Drain Collection System – Provide and installation of sub surface storm drain system.

D.2 Mitigation Fee Act Nexus Findings

Purpose of Fee

The purpose of the drainage and storm water detention facilities impact fee is to finance the cost of drainage and storm water detention projects including mains, tributary systems, creek improvements and detention basins. New development increases the amount of impervious surfaces due to more roof area, paved streets, driveways and parking lots. Flooding potential is thereby increased particularly during periods of high intensity and/or sustained rainfall creating an unacceptable hazard to citizen welfare and safety. Drainage and storm water detention facilities will provide the improvements necessary to maintain adequate drainage, flood protection, and storm water detention throughout the city by reducing the impacts of new development.

Use of Fees Revenue

Expansion of existing and construction of new storm drain main lines to accommodate new development.

Benefit Relationship

The development of new residential, office, commercial and industrial land uses in Isleton will generate additional runoff and the associated need to storm drain facilities. The fees will be used to expand the storm drain system to accommodate new development.

Impact Relationship

The amount of storm water runoff generated by each land use has been estimated by applying the storm drain common use factor to the land uses stated in the General Plan. The total cost of the required storm drainage facilities were estimated by City staff and reflects the cost of additional capital equipment and facilities required by the City to safely convey floodwaters in periods of heavy rainfall.

A developer may be required as a condition of project approval to construct one or more or a portion of any of the drainage improvements covered by the fee. In such a case, the value of the constructed improvements may be credited against the drainage impact fee at the City's discretion.

Proportionality

The nexus study analyzes and distributes the drainage improvement costs on a city-wide basis. The rationale for spreading the costs to the entire City is similar to traffic improvements: All areas of the City benefit from major drainage improvements.

The total cost of the required storm drainage facilities was estimated by City staff and reflects the cost of additional capital equipment and facilities required by the City to safely convey floodwaters in periods of heavy rainfall.

D.3 Development Forecast and New Storm Water Demand

Future Population	2000
Current Population	890
	DIFF 1,110
Equivalent Dwelling Unit, EDU	480
Use, EDU	500 EDU
Residential	500 EDU
Commercial	200 EDU
Manufacturer	400 EDU
	TOTAL 1200 EDU

Source: City of Isleton Sewer Department

D.4 Storm Water Cost

The basis of the fee is determined by the total cost of new facilities offset by an assumed grant amount plus efficiency credit for existing customers. This offset is estimated to be 25%.

Total Cost	Offset	Total Amount
\$2,500,000	\$625,000	\$1,875,000

Source: City Manager

D.5 Storm Water Fee Calculations

Total Amount	EDUs	Per Dwelling Unit
\$1,875,000	1200	\$1,563

Source: City Manager

D.6 Storm Water Fee Comparisons

Development Type	Rio Vista	Galt	Dixon	Ripon	Orland	Proposed Isleton
Single Family (per du)	N/A	6,837	281.92	2,708.47	454.10	1,563

E. MUNICIPAL FACILITIES

Facilities needed to both replace temporary City Hall, upgrade public works yard and upgrade police facility. Also to provide growth on new commercial and residential buildings.

E.1 Basis of Cost 2019

The basis of the fee is determined by the total cost of new facilities offset by an assumed grant amount plus efficiency credit for existing customers. This offset is estimated to be 25%.

Description	Cost
Public Works Facility	\$2,000,000
Civic Center	\$1,000,000
Police Department	\$500,000
Total	\$3,500,000

Source: City of Isleton Public Works Department

Description of Projects

Civic Center – Planning and construction of new City Hall & community center complex.

Public Works Facility – Upgrade of public works administration and maintenance facilities.

Police Facility – Planning and upgrade of vacant police building.

E.2 Mitigation Fee Act Nexus Findings

Purpose of Fee

The City's policy and intent is to update the impact fees citywide on a yearly basis to ensure that all future development agreements and agreement amendments contain updated and adequate fees in order to fund the infrastructure needed to serve new growth. The purpose of the fees proposed by this report is to implement this policy by providing a funding source from new development for capital improvements to serve that development. The fees advance a legitimate City interest by enabling the City to fund the facilities needed to provide municipal services to new development.

Use of Fees Revenue

Fees proposed in this report, if enacted by the City, would be available to fund expanded facilities to serve new development. Facilities funded by these fees are designated to be located within the City. Fees addressed in this report will be restricted to funding the following facility categories: municipal facilities – City Hall, Community Center, Police Department and Corporate Yard/Public Works Facility. Summary descriptions of the planned facilities, such as size and cost estimates is provided in the table above. More thorough descriptions of certain planned facilities, including their specific location, if known at this time, are included in master plans, capital improvement plans, traffic studies, or other City planning documents. The City may change the list of planned facilities to meet changing needs and circumstances of new development, as it deems necessary. The fees should be updated if these amendments result in a significant change in the fair share cost allocated to new development. Planned facilities to be funded by the fees are described in the “Use of Fee Revenues” section in each facility category chapter.

Benefit Relationship

The City will restrict fee revenue to the acquisition of land, construction of facilities and buildings, and purchase of related equipment, furnishings, and vehicles used to serve new development. Facilities funded by the fees are expected to provide a City-wide network of facilities accessible to the additional residents and workers associated with new development. Under the Act, fees are not intended to fund planned facilities needed to correct existing deficiencies. Thus, a reasonable relationship can be shown between the use of fee revenue and the new residential and non-residential development that will pay the fees.

Impact Relationship

The need for facilities is based on a facility standard that represents the demand generated by new development for those facilities. Facility demand is determined as follows: The demand for municipal facilities, fire facilities, and police facilities is based on residential population and the number of workers in the City and a cost standard calculated for each facility type; and ω The number of vehicular trips generated per use classification and a demand standard of LOS D or LOS E, depending on the street, determines roadway facilities demand. For each facility category, demand is measured by a single facility standard that can be applied across land use types to ensure a reasonable relationship to the type of development. The standards used to identify growth needs are also used to determine if planned facilities will partially serve the existing service population by correcting existing deficiencies. This approach ensures that new development will only be responsible for its fair share of planned facilities and that the fees will not unfairly burden new development with the cost of facilities associated with serving the existing service population.

Proportionality

The reasonable relationship between each facilities fee for a specific new development project and the cost of the facilities attributable to that project is based on the estimated new development growth the project will accommodate. Fees for a specific project are based on the project's generation of population, employment, or vehicle trips. Larger new development projects can result in a higher service population or a higher trip generation rate, resulting in higher fee revenue than smaller projects in the same land use classification. Thus, the fees can ensure a reasonable relationship between a specific new development project and the cost of the facilities attributable to that project.

E.3 Development Forecast and Municipal Facilities Demand

Future Population	2000
Current Population	890
DIFF	1,110
Equivalent Dwelling Unit, EDU	480
Use, EDU	500 EDU
Residential	500 EDU
Commercial	200 EDU
Manufacturer	400 EDU
TOTAL	1200 EDU

Source: City of Isleton Sewer Department

E.5 Municipal Facilities Cost

The basis of the fee is determined by the total cost of new facilities offset by an assumed grant amount plus efficiency credit for existing customers. This offset is estimated to be 25%.

Total Cost	Offset	Total Amount
3,000,000	750,000	\$2,250,000

Source: City Manager

E.6 Municipal Facilities Fee Calculations

Total Amount	EDUs	Per Dwelling Unit
2,250,000	1200	\$1,875

Source: City Manager

E.7 Municipal Facilities Fee Comparisons

Development Type	Rio Vista	Galt	Dixon	Ripon	Orland	Proposed Isleton
Single Family (per du)	2,126	4,016.48	N/A	1,188.16	3,103.52	1,875

F. STREETS

Facilities needed to meet residential and commercial growth

F.1 Basis of Cost

Description	Cost
New Street Facilities	\$2,250,000
Total	\$2,250,000

Source: City of Isleton Public Works Department

Description of Projects

New Streets – Planning, design and construction of new roads in the City. Roads will be primarily at location of new developments.

F.2 Mitigation Fee Act Nexus Findings

Purpose of Fee

This fee has two purposes:

1. To provide funding for the acquisition of new street maintenance facilities and equipment necessary to maintain new street as future growth and development occurs; and
2. STA Impact Fee

Use of Fees Revenue

The Street Impact Fee Program revenues from new development will be used to fund two major street components:

1. Regional Streets – larger street improvements designed to serve new development on a citywide basis
2. New Growth Streets – Street improvements required primarily for serving new development in the new development(s).

Benefit Relationship

Each new residential and non-residential development project in the City will add to the incremental need for roadway capacity, and each new project will benefit from the new roadway capacity. For new development to occur during the planning horizon of the City's current General Plan, major street improvements identified by the City of Isleton's Public Works Department will be necessary to maintain at least the current level of service by maintaining acceptable traffic flows.

Impact Relationship

Construction of the major street roadway and intersection improvements will serve new development in the City. Major street improvement costs to be funded by new development in the City area allocated to each benefiting land use using a cost allocation method that measures the relative benefit for each land use. The costs were allocated by using Vehicle Miles Traveled (VMT), which best reflects each land use's relative impact on the system by accounting for the number of daily trips, as well as length, purpose, and occupancy, to arrive at a total impact by each land use. The result is a fee for each acre of new development that reflects the relative traffic impact on the major street system.

Proportionality

The impact fee calculations are based on residential and non-residential growth projects for the City.

F.3 Development Forecast and Streets Demand

Future Population	2000
Current Population	890
DIFF	1,110
Equivalent Dwelling Unit, EDU	480
Use, EDU	500 EDU
Residential	500 EDU
Commercial	200 EDU
Manufacturer	400 EDU
TOTAL	1200 EDU

Source: City of Isleton Public Works Department

F.4 Streets Cost

Total Cost	Offset	Total Amount
2,250,000	562,500	\$1,687,500

Source: City Manager

F.5 Streets Fee Calculation

The basis of the fee is determined by the total cost of new facilities offset by an assumed grant amount plus efficiency credit for existing customers. This offset is estimated to be 25%.

Total Amount	EDUs	Per Dwelling Unit
1,687,500	1200	\$1,406

Source: City Manager

F.6 Fee Comparisons

Development Type	Rio Vista	Galt	Dixon	Ripon	Orland	Proposed Isleton
Single Family (per du)	3,416	8,344.65	N/A	N/A	N/A	1,406

II. OPERATION (DAY TO DAY) FEES

A. General Fees

The other component of the public facilities fee relates to other governmental services. These fees will be used for general services and equipment for all city departments, other than police and fire, and those costs of new development not accounted for through other development impact fees.

1. Administrative Fees
2. Building/Permits
3. Planning
4. Cannabis

LIST OF ATTACHMENTS

ATTACHMENT A – Fees for City of Isleton

ATTACHMENT B – Building and Planning Fee Schedule

ATTACHMENT C – General Fee Form

ATTACHMENT D – Cannabis Fees *Not attached (\$1.50/sf., 2% of revenue)*

ATTACHMENT E – NOT USED

ATTACHMENT F – Resolution PC 2016-01 The City of Isleton Community Development Department Planning Fees

ATTACHMENT G – Ordinance 2014-01 Amendment to Ordinance No. 384 of the City Council of the City of Isleton Establishing Rules and Regulations for Operation of Waterfront Park *Not attached (\$25 & \$35)*

ATTACHMENT H – Ordinance 2015-05 Amendment to Ordinance No. 2010-04 Ordinance of the City Council of the City of Isleton Requiring a Special Event Permit *Not attached dependent on event*

ATTACHMENT I – Ordinance 2015-06 An Amendment to Ordinance 322 An Ordinance Providing for Annual Inspection of Property by Isleton Fire Department and Imposing Fees to Defray Inspection Costs *Not attached (cost recovery)*

ATTACHMENT J – Ordinance 2015-08 An Amendment to Ordinance No. 2013-03 An Ordinance Imposing an Operations Tax on Businesses in the City of Isleton for

Revenue Purposes, Repealing the Business License Tax Ordinance and Other Ordinances in Conflict Herewith *Not attached (Section 8.030; 0.1%)*

ATTACHMENT K – Ordinance 2015-09 Administrative Citation Ordinance of the City of Isleton *Not attached (cost recovery)*

City of Isleton

City Council Staff Report

DATE: May 11, 2021

ITEM#: 7.A

CATEGORY: Old Business

ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SACRAMENTO, APRIL 15, 2021.

SUMMARY

In alignment with Red Tier 2, the following sectors are permitted for Outdoor operations only until further notice. While maintaining social distancing, face coverings, and sanitization.

1. Cardrooms, satellite wagering.
2. Family Entertainment Centers (e.g. bowling alleys, miniature golf, batting cages, kart racing, skating rinks, and arcades).
3. Playgrounds, dog parks, skate parks, and recreational facilities.
4. Wineries, breweries, and distilleries (with reservations, 90 minute time limit, table seating, onsite consumption closed by 8pm)

Bars and pubs may operate indoors (maximum 25% capacity or 100 people, whichever is fewer) if they are offering sit-down meals.

INDOOR operations in compliance with Red Tier 2 that are open for indoor operations are,

- a. All retail (maximum 50% capacity; grocery stores 100% capacity)
 - b. Critical infrastructure
 - c. Entertainment production, studios, broadcast
 - d. Gyms and fitness centers (max. 10% capacity + climbing walls)
 - e. Hair salons and barbershops
 - f. Hotels and lodging (fitness centers max 25% capacity)
 - g. Libraries
 - h. Movie theaters (max. 25% capacity or 100 people, whichever is fewer)
 - i. Museums, zoos, aquariums (indoor 25% cap)
 - j. Nail salons and electrolysis operations
 - k. Personal care services (body waxing, estheticians, tattoo, and massage)
 - l. Places of worship (25% cap.)
 - m. Professional sports
 - n. Restaurants (max. 25% capacity or 100 people, whichever is fewer)
 - o. Shopping centers (malls, destination centers, swap meets) (max. 50% cap/closed common areas/food courts max.25% cap or 100 people, whichever is fewer)
5. In alignment with RED TIER 2, bars and pubs are prohibited from operating with the exception of those serving sit-down meals.
6. Schools may reopen for in-person instruction after publicly posting their COVID-19 Safety plan.
7. All activities must follow state and county guidelines and the <https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/outdoor-indoor-recreational-sports.aspx>

Staff is submitting the order to guide City operations during the pandemic virus emergency. City Parks and Water front have been opened.

FISCAL IMPACT

Unknown at this time.

RECOMMENDATION

It is recommended that City Council discuss and provide direction to staff.

ATTACHMENTS

- Sacramento County Health Order of April 15, 2021.

Reviewed by: Charles Bergson, City Manager 

Submitted and prepared by: Yvonne Zepeda, City Clerk _____



**ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SACRAMENTO
DIRECTING ALL INDIVIDUALS IN THE COUNTY TO ADHERE TO COVID-
19 SAFETY MEASURES AND CLOSING OR MODIFYING CERTAIN
OPERATIONS**

DATE OF ORDER: April 15, 2021

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 supersedes the March 16, 2021 Order of the Public Health Officer. This Order **shall become effective immediately** and will continue to be in effect until it is rescinded or amended in writing by the Health Officer.
2. The State of California Blueprint for a Safer Economy (<https://covid19.ca.gov/safer-economy/>) is a system of county monitoring and re-opening of businesses, sectors, and activities based on a tiered system corresponding to specific indicators of COVID-19 disease burden. According to this system, Sacramento County has been placed in **Red Tier 2 (substantial)** and is subject to all State of California restrictions and guidance for **Red Tier 2** (https://www.cdph.ca.gov/Programs/CID/DCDC/CDPH%20Document%20Library/COVID-19/Dimmer-Framework-September_2020.pdf).
3. The California Department of Public Health face covering mandate (<https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/guidance-for-face-coverings.aspx>) requires all people in California to wear face coverings when they are outside of the home, with specific exemptions.
4. Schools must abide by California Department of Public Health Guidance for K-12 Schools (<https://schools.covid19.ca.gov/>) and

<https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/COVID19-K12-Schools-InPerson-Instruction.aspx>

5. Sports programs must abide by California Department of Public Health Outdoor and Indoor Youth and Recreational Adult Sports Guidance (<https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/outdoor-indoor-recreational-sports.aspx>).
6. The Centers for Disease Control and Prevention (CDC) recommends that guidance for those experiencing homelessness outside of shelters continue to be followed. To maintain public health and safety, local governments are advised to allow people who are living unsheltered, in cars, RV's, and trailers, or in encampments on public property to remain where they are, unless the people living in those locations are provided with a) real-time access to individual rooms or housing units for households, with appropriate accommodations including for disabilities, and b) a clear plan to safely transport those households.

Do not cite persons experiencing homelessness for using cars, RV's, and trailers as shelter during community spread of COVID-19. Do not remove life necessities from people experiencing homelessness, which includes, for example, their shelter (e.g., tents, vehicles, or other living structures), hygiene equipment, food supplies, water, medicines, mobility devices (such as walkers, wheelchairs, crutches, canes), and bicycles used for transportation.

Clearing encampments causes people to disperse throughout the community and break connections with service providers, increasing the potential for infectious disease spread.

Exceptions are encampments that pose a public safety hazard or adversely impact critical infrastructure as designated by local, state, or federal law, regulations, or orders.

7. This Order **will take effect immediately** and will be in effect until it is rescinded, superseded, or amended in writing by the Health Officer of Sacramento County.
8. **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](https://www.saccounty.net/COVID19)) 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.

9. **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: April 15, 2021

City of Isleton

City Council Staff Report

DATE: May 11th, 2021

ITEM#: 7.B

CATEGORY: Old Business

ORDINANCE 2021-003, AMENDING SECTIONS 9.04.320, 9.04.360, AND 9.04.370 OF THE ISLETON MUNICIPAL CODE PERTAINING TO REPAIR, MAINTENANCE, AND INSTALLATION OF PRIVATE SEWER LINES

SUMMARY

The City's sewer lateral responsibility policy, as currently regulated by the Isleton Municipal Code (IMC), makes the City responsible for sewer lateral repairs from the property line to the sewer main.

The City's current policy puts financial, administrative, and liability strain on the City. Most cities make the property owner responsible for sewer lateral from the house all the way to the sewer main line in the street. Given the above finding City Council directed staff to prepare an ordinance amending the IMC to make private sewer laterals the responsibility of the property owner at their March 23rd, 2021 meeting. (See amendment 1 in discussion section below).

A draft ordinance was presented to City Council at the April 13th, 2021 meeting where Council directed staff to add language allowing property owners to make an appeal to City Council for reimbursement in the case they must install sewer laterals over an exceptional distance. An amendment to Section 9.04.360 has been added to Ord. 2021-003 to this effect. (See amendment 2 below).

In researching the above amendments, it came to Staff attention that Section 9.04.370 pertaining to sewer clean-out installation is not in concert with the new policy and violates the 2019 California Building Code. Staff is recommending its deletion from the IMC. (See amendment 3 below).

Staff is presenting Ordinance No. 2021-003 to City Council for first reading and adoption.

DISCUSSION

1. Owner Responsibility for Repair and Maintenance

The current IMC sewer lateral maintenance and repair responsibility policy to be deleted:

“The city will maintain all pipelines, manholes, laterals, lift stations, and appurtenances within the city right-of-way, on city property or easements. It shall be the responsibility of the customer to maintain sewer service lateral from his premises to the property or easement line”

(IMC, Section 9.04.320, “City facilities—Maintenance of Lines”).

Ordinance 2021-003 proposes the following amendment to Section 9.04.320, replacing the current language with:

“9.04.320 - City facilities—Maintenance and Repair of lines

A. Private sewer laterals not part of public sewer system. The private sewer laterals are the property of the property owner and are not part of the public sewer. Nothing in this section shall be interpreted as changing the private nature of the private sewer laterals or incorporating them into the public sewer.

B. Property owner's obligation. Each property owner shall, at the property owner's expense, inspect, maintain in good working order, repair and replace, as necessary, the private sewer lateral so that it does not cause or contribute to any sewage overflow from either the private sewer lateral or the public sewer. The private sewer lateral shall be free of displaced joints, open joint, root intrusion, substantial deterioration of the line, cracks, leaks, inflow, infiltration of extraneous water, fats, oils and grease, sediment deposit or any other similar conditions, defects or obstructions likely to cause or contribute to blockage of the private sewer lateral or the public sewer.”

2. Exception for Owner's Responsibility for Installation

The IMC currently regulates sewer lateral installation responsibility as follows:

“All onsite and offsite sewer lines, connections, plumbing and accessory sewer facilities shall be constructed and installed at the customer's expense. All such facilities shall be constructed in accordance with city standards and shall be approved by the city prior to sewer service activation.”

(IMC, Section 9.04.360, “Customer Facilities—Installation at owner’s expense.)

Ordinance 2021-003 proposes the following amendment to Section 9.04.360, adding the following clause to the current language:

“In the case that the sewer main to which a private sewer lateral is connecting is not located in front of the property to be connected, and the property owner(s) must install a sewer lateral over an exceptional distance, the property owner(s) may make an appeal to City Council to enter into a reimbursement agreement for a portion of the cost of installation. Under such a reimbursement agreement, the property owner(s) shall still be responsible for maintenance and repair of the whole length of the sewer lateral.”

3. Deletion of Out-dated Cleanout Installation Policy

The Current IMC regulation to be deleted:

“When old plumbing is being repaired or remodeled or new plumbing is being installed, the customer shall install a cleanout on the building sewer at the property line in accordance with city standards. Unless such cleanout is installed, the city shall not be required to install a service connection.”

(IMC, Section 9.04.370, Customer facilities—Installation of new plumbing.”

As installing a cleanout at the property line would be a violation of the 2019 Building Codes, staff is recommending its deletion. As the installation of cleanouts is regulated by the building codes and is overseen by the building inspector, and Title IX of the IMC pertains to the Public Works Department’s sewer policy, staff is not recommending replacement language at this time.

FISCAL IMPACT

The existing policy has forced the City to incur expenses estimated to be from \$5,000 to \$10,000 annually fixing sewer laterals serving private property. This action is expected to save the City these annual expenses.

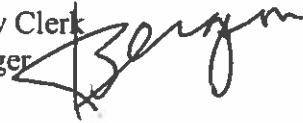
RECOMMENDATION

Staff is recommending that City Council hold first reading in title only and motion to adopt Ordinance 2021-003, Amending Sections 9.04.320 and 9.04.360 of the Isleton Municipal Code Pertaining to Maintenance, Repair, and Installation of Private Sewer Lines.

Prepared by: James Gates, Assistant Planner

Submitted by: Yvonne Zepeda, Deputy City Clerk

Reviewed by: Charles Bergson, City Manager



ATTACHMENT

1 – Ordinance 2021-003.

ORDINANCE NO. 2021-003

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ISLETON
AMENDING SECTIONS 9.04.320 AND 9.04.360 OF THE ISLETON MUNICIPAL CODE
PERTAINING TO MAINTENANCE, REPAIR, AND INSTALLATION OF PRIVATE SEWER
LINES**

The City Council of the City of Isleton hereby finds and declares as follows:

SECTION 1. FINDINGS

A. On June 14, 2000, The City enacted its current sewer lateral maintenance policy as part of Section 6 of Ordinance no. 365, codified in the Isleton Municipal Code as Section 9.04.320, City Facilities-Maintenance of lines. This policy makes the City responsible for sewer lateral repair under any public street, easement, or alley.

B. Sewer laterals are the property of the private owner and are not part of the City's sewer system and maintenance of sewer laterals is generally the responsibility of the property owner.

SECTION 2. PURPOSE AND AUTHORITY.

A. The purpose of this ordinance is to regulate the repair and maintenance of the City sewer system in a manner that protects the health, safety, and welfare of the community in a manner that is consistent with California State Law.

B. The purpose of this ordinance is to amend the City's Municipal Code in order to make property owners responsible for private sewer connections up to the City's main sewer lines.

SECTION 3. REGULATIONS

Title XI, Sections 9.04.320 and 9.04.360 of the Isleton Municipal Code is hereby amended as follows:

"9.04.320 - City facilities—Maintenance and Repair of lines

A. Private sewer laterals not part of public sewer system. The private sewer laterals are the property of the property owner and are not part of the public sewer. Nothing in this section shall be interpreted as changing the private nature of the private sewer laterals or incorporating them into the public sewer.

B. Property owner's obligation. Each property owner shall, at the property owner's expense, inspect, maintain in good working order, repair and replace, as necessary, the private sewer lateral so that it does not cause or contribute to any sewage overflow from either the private sewer lateral or the public sewer. The private sewer lateral shall be free of displaced joints, open joint, root intrusion, substantial deterioration of the line, cracks, leaks, inflow, infiltration of extraneous water, fats, oils and grease, sediment deposit or any other similar conditions, defects or obstructions likely to cause or contribute to blockage of the private sewer lateral or the public sewer."

“9.04.360 – Customer Facilities—Installation at Owner’s Expense

All onsite and offsite sewer lines, connections, plumbing and accessory sewer facilities shall be constructed and installed at the customer’s expense. All such facilities shall be constructed in accordance with city standards and shall be approved by the city prior to sewer service activation.

In the case that the sewer main to which a private sewer lateral is connecting is not located in front of the property to be connected, and the property owner(s) must install a sewer lateral over an exceptional distance, the property owner(s) may make an appeal to City Council to enter into a reimbursement agreement for a portion of the cost of installation. Under such a reimbursement agreement, the property owner(s) shall still be responsible for maintenance and repair of the whole length of the sewer lateral.”

The following Title IX, Section 9.04.370 of the Isleton Municipal Code is hereby deleted:

“9.04.370 - Customer facilities—Installation of new plumbing

When old plumbing is being repaired or remodeled or new plumbing is being installed, the customer shall install a cleanout on the building sewer at the property line in accordance with city standards. Unless such cleanout is installed, the city shall not be required to install a service connection.”

SECTION 5. ENVIRONMENTAL REVIEW

This ordinance is consistent with the protection of the public interest, health, safety and welfare of the City. This ordinance is hereby found to be categorically exempt from environmental review pursuant to the California Environmental Quality Act (“CEQA”) Guidelines Section 15061(b)(3).

SECTION 6. SEVERABILITY

The provisions of this chapter are hereby declared to be severable. If any provision, clause, word, sentence, or paragraph of this chapter or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not result in the invalidity of the entire chapter which can be given effect without the invalid provision or application. The City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 7. EFFECTIVE DATE AND PUBLICATION

This ordinance shall take effect thirty (30) days after its adoption. The City Clerk is hereby directed to publish this ordinance within fifteen (15) days after its passage in a newspaper of general circulation published in the City of Isleton or to post it in at least three (3) public locations in the City of Isleton. The City Clerk shall certify the passage of this ordinance and cause a summary of this ordinance to be published after its passage, with the names of those members of the City Council voting for and against the ordinance, in a newspaper of general circulation, published and circulated in the City in accordance with Section 36933 of the Government Code. The full text of this ordinance will be available for viewing in the City Clerk’s Office.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Isleton that it hereby:

Adopted and approved this ordinance at a meeting held on the 11th day of May, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Eric Pene, Mayor
City of Isleton

ATTEST:

Yvonne Zepeda, Deputy City Clerk

City of Isleton

City Council Staff Report

DATE: May 11, 2021

ITEM#: 8.A

CATEGORY: New Business

RESOLUTION 003-21, AUTHORIZING THE EXAMINATION OF LOCAL SALES OR TRANSACTIONS AND USE TAX RECORDS, CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION

SUMMARY

The City Council is designating the City Manager as the officer of the City to examine all sales and transactions and use tax records. This is an amendment to the City's contract with the California Department of Tax and Fee Administration (CDTFA).

DISCUSSION

Sales taxes and transactions sales and use taxes (local tax measures) are collected, held and distributed on behalf of the City by the State Department of Tax and Fee Administration - CDTFA. The City has a contract with CDTFA for the collections of the City's general sales tax and its special taxes, Measure B and Measure C. In order to examine, analyze and estimate city finances and budgets, an officer of the City has to be designated by the City Council to hold this authority to review and examine these tax records. This Council action is to designate the City Manager as the officer of the City the authority to examine all of the sales or transactions and use tax records of the CDTFA.

Taxes of the businesses in the City are confidential matters and are not public records. Violations of this duty to maintain confidential records are subject to criminal penalties. This authority gives the City the ability to determine and analyze the size and source of taxes, project economic trends, and review the character of businesses in the City.

FISCAL IMPACT

There is no fiscal impact associated with this action.

RECOMMENDATION

Staff recommends that the City Council to approve Resolution 003-21, Authorizing the Examination of Local Sales and Use Tax and Transactions Sales and Use Tax Records maintained by the California Department of Tax and Fee Administration.

ATTACHMENTS – Resolution 003-21

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



RESOLUTION NO. _____

A Resolution of the City Council of the City of Isleton Authorizing Examination of Sales or Transactions and Use Tax Records

WHEREAS, pursuant to Ordinance Number 2015-10 General Transaction and Use Tax and 2015-11 Isleton Special Transaction and Use Tax, the City of Isleton (City) entered into a contract with the California Department of Tax and Fee Administration (Department) to perform all functions incident to the administration and collection of sales and use taxes; and

WHEREAS, pursuant to Revenue and Taxation Code section 7270, the City entered into a contract with the California Department of Tax and Fee Administration (Department) to perform all functions incident to the administration and collection of transactions and use taxes; and

WHEREAS, the City Council of the City of Isleton deems it desirable and necessary for authorized officers, employees and representatives of the City to examine confidential sales or transactions and use tax records of the Department pertaining to sales or transactions and use taxes - collected by the Department for the City pursuant to that contract; and

WHEREAS, Section 7056 of the California Revenue and Taxation Code sets forth certain requirements and conditions for the disclosure of Department records, and Section 7056.5 of the California Revenue and Taxation Code establishes criminal penalties for the unlawful disclosure of information contained in, or derived from, the sales or transactions and use tax records of the Department;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ISLETON HEREBY RESOLVES AS FOLLOWS:

Section 1. That the City Manager, or other officer or employee of the City designated in writing by the City Manager to the California Department of Tax and Fee Administration is hereby appointed to represent the City with authority to examine sales or transactions and use tax records of the Department pertaining to sales or transactions and use taxes collected for the City by the Department pursuant to the contract between the City and the Department.

Section 2.

The information obtained by examination of Department records shall be used only for purposes related to the collection of City sales or transactions and use taxes by the Department pursuant to that contract, and for purposes related to the following governmental functions of the City:

- (a) Budget Planning
- (b) Transportation Planning
- (c) Collection of sales or transactions and use taxes

The information obtained by examination of Department records shall be used only for those governmental functions of the City listed above.

BE IT FURTHER RESOLVED that the information obtained by examination of Department records shall be used only for purposes related to the collection of City sales or transactions and use taxes by the Department pursuant to the contract between the City and the Department.

Section 3. That this resolution supercedes all prior resolutions of the City Council of the City of Isleton adopted pursuant to subdivision (b) of Revenue and Taxation Code section 7056.

Introduced, approved and adopted this _____ day of _____ 20__.

ATTEST: (s) _____ (s) _____
Deputy City Clerk Mayor

I, _____, Deputy City Clerk of the City of _____, California, DO HEREBY CERTIFY that the foregoing resolution was duly introduced, approved and adopted by the City Council of the City of Isleton, at a regular meeting of said Council held on the _____ day of _____, 2021, by the following roll call vote:

Ayes: (Names of Councilmembers)

Noes: (Names of Councilmembers)

Absent: (Names of Councilmembers)

(s) _____
Deputy City Clerk

City of Isleton

Planning Commission Staff Report

DATE: May 11th, 2021

ITEM#: 8.B

CATEGORY: New Business

ZONING EXCEPTION 01-21 FOR AN EDUCATIONAL PARK IN THE CENTRAL COMMERCIAL ZONING DISTRICT. DELTA EDUCATION CULTURAL SOCIETY, APPLICANT

SUMMARY

Delta Education Cultural Society (DECS), a private non-profit developing the Asian American heritage Park Project whose board member Jean Yokotobi owns 27 Main Street, is receiving grant funding to develop a memorial garden park commemorating the Asian-American community's history and legacy in the Sacramento Delta and the United States more broadly.

A zoning exception is required as the property is currently located in the CC-Central Commercial Zoning District. To conform to land use designations in the Isleton Zoning Code and preserve the semi-public nature of the project down the road, a rezoning to the RCO- Resource, Conservation & Open Space Zoning District is necessary.

The Zoning Code allows Planning Commission and City Council to grant a Special Zoning Exception in lieu of a Zoning Code Amendment to expediate the planning process for projects at its own discretion. Planning Commission recommended that City Council opt to consider a Special Zoning Exception for the proposed project. Planning Commission motioned to approve Zoning Exception 01-21 at their April 6th meeting, and recommended approval to City Council

Staff is recommending that City Council adopt Resolution 010-21, granting Zoning Exception 01-21 to allow for the development of a public park under the standards of the RCO- Resource Conservation & Open Space Zoning District on the property of 27 Main Street.

DISCUSSION

Special Zoning Exceptions are regulated under Section 1910 of the Isleton Zoning Code (Ordinance 2015-01), which reads as follows:

Whenever an application is filed with the City for a change in district boundaries, the Planning Commission and City Council, in lieu of granting or denying said application, may grant to the applicant a special zoning exception by resolution which will permit said applicant (or his assignee) to develop or use said property in accordance with said application and the provisions of this Section.

A. *Before a special zoning exception may be granted by the Planning Commission, the*

Commission may require the applicant to submit additional information relative to the application in the manner required in the filing of an application for a conditional use permit under this ordinance. In any event, the provisions of Sections 1901 through 1908 and Sections 1911 and 1912 shall apply in addition to the provisions of this Section. In filing an application, the applicant may request that the application be considered as a request for a special zoning exception.

- B. The Planning Commission may grant a special zoning exception subject to any of the conditions prescribed in Section 1504 and in accordance with the provisions of Sections 1409 through 1411 and Sections 1503, 1504 and 1505 through 1509 of this ordinance.*
- C. Upon being granted a special zoning exception by the City Council, the applicant shall develop his property in accordance with approved plans and conditions imposed under the provisions of this Section.*
- D. Upon the development and use of property in accordance with the provision of paragraph C of this Section, the district or part thereof for which the special zoning exception was granted, shall be thereon rezoned, altered, amended and established in accordance with the original application, or as set forth in the order of the City Council made at the time said zoning exception was granted.*

Staff maintains that park and garden land uses are consistent with the General Plan commercial land use designation for the following reasons:

- 1.) The proposed Asian American Heritage Park fulfills the General Plan Goals of enhancing community identity; quality in the form, design and functions of the urban area; enhancing quality of life; and historic preservation. (2000 General Plan, Pg. II-1).
- 2.) An educational park may be interpreted to be a center of entertainment and may act as a tourist attraction and is otherwise commensurate with surrounding commercial uses.
- 3.) Main Street has additional space for commercial retail among its existing buildings and the re-designation of this parcel will not have a significant impact on the CC-Central Commercial Zoning District's retail capacity.

A site plan of the proposed park is attached to this report (attachment 2).

FISCAL IMPACT

There is no fiscal impact associated with this action.

RECOMMENDATION

Staff is recommending that City Council adopt Resolution 010-21, Granting Zoning Exception 01-21 to allow for the development of an educational park under the standards of the RCO- Resource Conservation & Open Space Zoning District on the property addressed as 27 Main Street, Isleton, Ca 95641, that include the following findings;

Recommended Findings for Zoning Exception 01-21 (incorporated into attached resolution):

1. This application for a Zoning Amendment with request made to grant a Special Zoning Exception was submitted, in accordance with the Municipal Code, to allow development of an educational park within the standards of the RCO- Resource Conservation & Open Space Zoning District on the property addressed as 27 Main Street, Isleton, Ca 95641 in the CC-Central Commercial Zoning District.
2. The applicant has submitted the required information to find the operation is consistent with State law and City ordinances.
3. The City's General Plan designates the project site for commercial development, and the proposed educational park would be consistent with the General Plan; and
4. Planning Commission, in lieu of granting permission for a zoning code amendment, is recommending City Council to grant a special zoning exception.

Prepared by: James Gates, Assistant Planner
Reviewed by: Charles Bergson, City Manager
Submitted by: Yvonne Zepeda, Deputy City Clerk



ATTACHMENTS

1. Resolution PC 01-21, Recommending City Council grant Zoning Exception 01-21
2. Draft Site Plan

RESOLUTION 010-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ISLETON GRANTING ZONING EXCEPTION 01-21 TO ALLOW FOR AN EDUCATIONAL PARK DEVELOPMENT UNDER THE STANDARDS OF THE RCO-RESOURCE CONSERVATION AND OPEN SPACE ZONING DISTRICT AT THE PROPERTY ADDRESSED 27 MAIN STREET, ISLETON, CA 95641

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

WHEREAS, February 9th, 2021, The Delta Education Cultural Society (DECS) submitted an application to amend the zoning designation of the properties addressed as 27 Main Street, Isleton, Ca 95641 in the CC- Central Commercial Zoning District; APN #157-0032-013, 1 in accordance with the Municipal Code; and

WHEREAS, the DECS 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 for commercial development, and the proposed educational park would be consistent with the General Plan; and

WHEREAS, Planning Commission, in lieu of granting permission for a zoning code amendment, recommended that City Council to grant a special zoning exception and approved Zoning Exception 01-21 at their April 6th public meeting.

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

Section 1. The City Council adopts the above Recitals as its findings with respect to the Project; and

Section 2. The City Council grants Zoning Exception 01-21 to allow for the development of an educational park under the standards of the RCO- Resource Conservation & Open Space Zoning District on the property addressed as 27 Main Street. Isleton, Ca 95641, and;

Section 3 Upon development, the zoning district boundaries shall be amended to include 27 Main Street, Isleton CA 95641, in the RCO-Resource Conservation & Open Space Zoning District.

PASSED AND ADOPTED by the City Council of the City of Isleton this 11th day of May 2021, by the following vote:

AYES:

NOES:

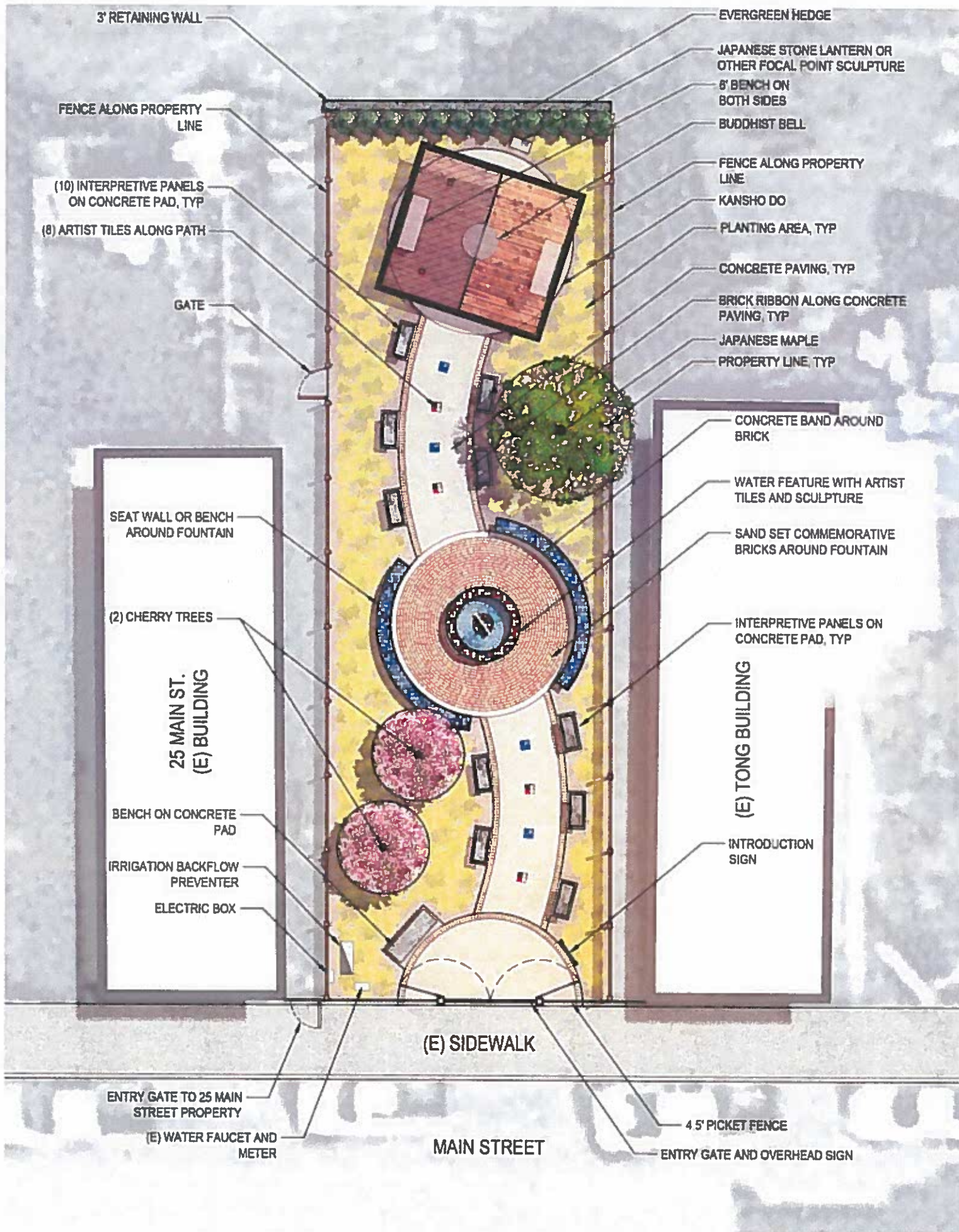
ABSTAIN:

ABSENT:

Eric Pene, Mayor
City of Isleton

ATTEST:

Yvonne Zepeda, Deputy City Clerk



City of Isleton

Planning Commission
Staff Report

DATE: May 11th, 2021

ITEM#: 8.C

CATEGORY: New Business

2021-2029 DRAFT HOUSING ELEMENT UPDATE—PRESENTATION BY CONSULTANT DYNAMIC PLANNING + SCIENCE

SUMMARY

Consultants Dynamic Planning + Science have completed a draft of the 2021-2029 Housing Element update and are presenting the draft to City Council for approval and direction to submit to the California State Department of Housing and Community Development (HCD) for review.

The policy document proposing the City's housing goals for the next 8-year cycle is attached; the informational background report will be available via the Planisleton.com website for public review (scheduled to begin approximately July 15, 2021).

The deadline for HCD submittal is Friday, May 14th, 2021.

FISCAL IMPACT

There is no fiscal impact associated with this action.

RECOMMENDATION

Staff recommends that City Council approve draft Housing Element and direct Dynamic Planning + Science to submit the Housing Element to California State Department of Housing and Community Development on behalf of the City.

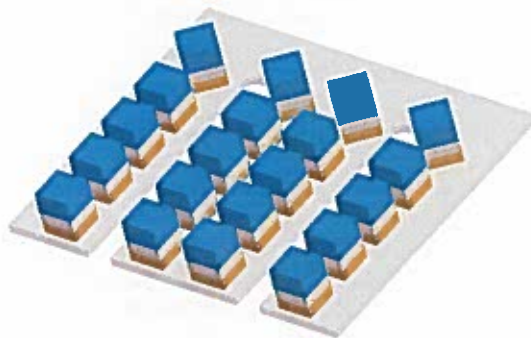
Prepared by: James Gates, Assistant Planner
Reviewed by: Charles Bergson, City Manager
Submitted by: Yvonne Zepeda, Deputy City Clerk

ATTACHMENT

1 – Draft 2021-2029 Housing Element Policy Document

HOUSING

a vision for sustainable residential growth that accommodates the full range of housing needs for Isleton residents



CITY OF ISLETON GENERAL PLAN UPDATE





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SECTION 1. HOUSING ELEMENT

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives. The Housing Element is a component of the City's 2040 General Plan, which demonstrates that the City is adequately planning to meet the housing needs of everyone in the community and that the Housing Element is consistent with other elements of the General Plan.

This Housing Element includes six goal statements. Under each goal statement, the Element sets out policies that amplify each goal statement. Implementation actions or programs are listed at the end of the corresponding group of policies and describe briefly the proposed action, the City department with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program. Implementation programs also identify quantified objectives.

State law requires cities and counties to address the needs of all income groups in housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

Unlike other general plan elements, the housing element and accompanying Housing Element Background Report must be submitted HCD for review and certification.

1.1 WHY IS HOUSING IMPORTANT?

Providing adequate housing for all residents is a priority for the City of Isleton as to California as a whole. The State has declared that "the availability of housing is a matter of vital statewide importance and the attainment of decent housing and a suitable living environment for all Californians is a priority of the highest order." (Cal. Gov't Code §65580)



Figure 1-1. Construction of New Housing, photo by Andrew Bowen,

The ability of a city to provide housing for all its residents centers on affordability. Affordability often measures housing cost in relation



to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or cost burdened. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. *See the Housing Element Background Report* for more information on affordability in Isleton. Cities can play an important role in ensuring adequate housing for all residents in their communities, through planning, regulatory, and incentivizing means.

1.2 STATUTORY REQUIREMENTS

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The housing element is one of the seven mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, local housing elements in particular.

Under California law, Cal. Gov't Code § 65583(a), the housing element must include the community's goals, policies, quantified objectives and housing programs for the maintenance, improvement, and development of housing. State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by HCD for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups, such as persons with disabilities and homeless persons. *See the Housing Element Background Report* for more information on state requirements.

1.2.1 RELATIONSHIP TO OTHER ELEMENTS AND PLANS

The California Government Code requires internal consistency among the various elements of a general plan. Cal. Gov. Code § 65300.5 states that the general plan and the parts and elements, thereof, shall comprise an integrated and internally consistent and compatible statement of policies. The Housing Element's goals, policy and action plan shall be compatible with that of other corresponding General Plan elements.

The Housing Element goals, policies, and programs were created with the intent to be consistent with State and local provisions, including all other elements to avoid any conflicting policies and maintain effective process that best adheres to the needs of the City's residents. However, the adoption of this Housing Element may necessitate revisions of some of the General Plan elements to maintain internal consistency with those elements as mandated by State law.



1.3 QUANTIFIED OBJECTIVES

The information for the Quantified Objectives table is based primarily on trends in building permit activity as modified by the economic climate. The City will be implementing new policies designed to accelerate housing production and expects a small increase in development during the planning period.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over an eight-year time frame.

Table 1-1. Quantified Objectives for the Planning Period

Income Level	New Construction	Rehabilitation	Conservation/ Preservation	Totals
Extremely Low-Income	0	1	1	1
Very Low-Income	1	2	1	4
Low-Income	1	2	2	5
Moderate-Income	3	1	2	6
Above-Moderate	5	0	0	5
Total	10	6	6	21

1.4 NEW CONSTRUCTION

Every city and county in California is required to plan for its "fair share" of the statewide housing need. HCD is required to allocate each region's share of the statewide housing need to Councils of Governments (COG) based on California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. This process promotes the following objectives: increase the housing supply and mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner; promote infill development and socioeconomic equity; protect environmental and agricultural resources; encourage efficient development patterns; and promote an improved intraregional balance between jobs and housing. (Cal. Gov't Code §§ 65580, 65583, 65585)

The RHNA for Isleton for the 2018 to 2028 projection period is 28 new housing units, 5 very low-income units, 3 low-income units, 6 moderate-income units, and 14 above moderate-income units. The City will strive to provide opportunities for a variety of housing types to be built to accommodate the RHNA. Based on existing zoning and General Plan designations, there is capacity to accommodate housing at a range of different densities.



1.5 AFFORDABLE HOUSING

Although Isleton's housing stock is considered relatively affordable by California standards, there is still a sizable demand for quality, affordable housing for a significant portion of Isleton's population. There is no best strategy for providing affordable housing in Isleton. Most affordable housing projects require multiple subsidies to bridge the affordability gap. The City can address this need for affordable housing through obtaining State grant funding, by providing regulatory incentives for developers, and by forming partnerships with both the public and private sectors.

1.6 PRESERVATION AND REHABILITATION

While it is important to encourage the development of new affordable housing, reinvestment in the existing housing supply is equally important when financially feasible. It is often more cost effective and environmentally friendly to improve the existing housing stock, rather than demolishing a structure and rebuilding from scratch. It is also less disruptive to the neighborhood and preserves neighborhood character.

1.7 ADEQUATE INFRASTRUCTURE AND SERVICES

An essential foundation for housing development is adequacy of infrastructure and services, namely streets, water, sewer, drainage, and dry utilities. This is particularly a concern in rural communities. Demonstrating that a site has existing, or planned infrastructure and services is a foremost concern when evaluating potential housing development sites. Continuing to work towards overall infrastructure and service resiliency is a central goal of the City.

1.7.1 ENERGY CONSERVATION

Energy efficiency has direct application to affordable housing. The more money spent on energy, the less there is available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb energy cost increases and must choose between basic survival needs of food, clothing, and shelter.



1.8 SPECIAL NEEDS HOUSING

Within the general population there are several groups of people who have special housing needs. These special needs can make it difficult for members of these groups to locate suitable housing. Cal. Gov't Code § 65583(a) requires the Housing Element to address the needs of the following special needs groups:

Seniors. With the overall aging of society, the senior population (persons over 65 years of age) will increase in most communities. Consequently, the need for affordable and specialized housing for older residents will grow. Typical housing types that meet the needs of seniors include smaller attached or detached housing for independent living (both market-rate and affordable), mobile homes, second units, shared housing, age-restricted below-market-rate rental developments, congregate care facilities, life-care facilities, residential care homes, and skilled nursing homes.

Homeless Persons. Homeless individuals and families have the most immediate housing need of any group. They also have the most difficult housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and the lack of dedicated State and Federal funding for homeless shelters and transitional housing.

Single-Parent Households. Single-parent households need affordable housing with childcare on-site or nearby, in proximity to schools, and with access to services. Large households with single parents may have difficulty finding appropriately sized housing. And despite fair housing laws and programs, discrimination against households with children may make it more difficult for this group to find adequate housing.

People with Disabilities. People with disabilities have a wide range of differing housing needs, depending on the type and severity of their disability as well as personal preference and lifestyle. "Barrier-free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this need group. State law requires the Housing Element to consider the housing needs of residents with developmental disabilities.

Large Households. Large households, defined by State law as households with five or more persons, may have difficulties purchasing housing because large housing units are rarely affordable and rental units with three or more bedrooms may not be common in many communities.

Extremely Low-Income Households. Extremely low-income households are defined as households with incomes under 30 percent of the area median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, and/or rental subsidies or vouchers.



Farmworkers. Farmworkers tend to be relatively young, predominantly male, and Hispanic. While many of farmworkers are single men, some have family members accompanying them. Most farmworkers have high rates of poverty, live in overcrowded housing units, and have a low homeownership rate.

1.9 FURTHERING FAIR HOUSING

State and Federal laws ensure all households have the right to rent or purchase housing without discrimination. The City continues to prioritize equal housing opportunities through the enforcement of fair housing practices and the dissemination of fair housing information. The City's coordination with the Sacramento Housing and Redevelopment Agency, the Sacramento Area Council of Governments, and other housing organizations in the operation of its fair housing counseling services has proven to be an effective means for addressing housing issues and ensuring fair housing in the county.



1.10 HOUSING GOALS, POLICIES, AND IMPLEMENTATION ACTIONS

GOAL H-1 DEVELOP, THROUGH PUBLIC AND PRIVATE EFFORTS, SUFFICIENT NEW HOUSING TO ENSURE THE AVAILABILITY OF AFFORDABLE HOUSING FOR ALL HOUSEHOLDS IN ISLETON. (SOURCE: EXISTING GOAL H-1)

POLICY-H-1.1	Explore participation in various Federal and State housing funding programs and shall encourage the use of programs that would allow local households of low- to moderate-income to purchase homes. (Source: Existing Policy H-1.1, modified)
POLICY-H-1.2	Allow mobile homes that meet all requirements of the floodplain regulations on permanent foundations on separate lots or within mobile home parks as a means to improve housing affordability for low- and moderate-income residents. However, mobile homes similar to traditional stick-built homes. (Source: Existing Policy H-1.2)
POLICY-H-1.3	Make information available on housing programs, housing availability, and housing assistance to all residents of the community. (Source: Existing Policy H-1.4)
POLICY-H-1.4	Strive to efficiently process the review and approval of zoning and building permits for new housing construction and remodeling and maintain an equitable fee structure for such review. (Source: Existing Policy H-1.5)
POLICY-H-1.5	Maintain an adequate supply of developable land to meet realistic housing demand within the limits of area available for new housing. (Source: Existing Policy H-1.6)
POLICY-H-1.6	Encourage participation by individuals, households, and the development community in various Federal and State programs intended to improve housing opportunity. (Source: Existing Policy H-1.3, modified)
• Action-H-1.6.1	Maintain Sites Inventory. Maintain an updated map of sites available for low and low-moderate income housing, plus information on ownership, availability of utility services, density of development allowed by the General Plan, density bonuses or equivalent incentives available to prospective developers, applicable fees, and procedures involved in the City's development review and entitlement process. Provide information to local realtors, housing developers operating



within the Isleton housing market area, and the County Housing Authority. *(Source: Existing Action 1.1, modified)*

Responsibility: *Planning (City Manager, Ass't Planner)*

Time Frame: *Annual Publication, beginning July, 1 2014*

Funding: *General Fund*

Quantified Objective: *This Housing Element update; Biannual reports available online via City website.*

• **Action-H-1.6.2**

Coordinate with Local and Regional Partners for Affordable Housing. Partner with local and regional agencies (e.g., SACOG, Sacramento Housing and Redevelopment Agency, non-profit and for-profit developers) to pursue grant funding and/or technical assistance to facilitate affordable housing development for lower-income households, including extremely low-income households. *(Source: Existing Action 2.2, modified)*

Responsibility: *Planning*

Time Frame: *Ongoing*

Funding: *General Fund*

Quantified Objective: *Two new construction projects for very low- and low-income levels during planning period.*

• **Action-H-1.6.3**

Collaboration with Affordable Housing Providers. Continue to seek out affordable housing partners. The City will initiate one-on-one discussions about how to access funding and support such providers. *(Source: New)*

Responsibility: *Planning, City Council*

Time Frame: *Annually*

Funding: *City (staff time)*

Quantified Objective: *Completed projects with affordable housing partner(s); compilation of a list of potential partners; an assessment of potential projects that can be completed*

• **Action-H-1.6.4**

Pursue State and Federal Funding. Actively pursue appropriate Federal and State funding sources, including HOME, CDBG, AHSC, and CalHome funds, to support the efforts of nonprofit and for-profit developers to meet new construction and rehabilitation needs of extremely low-, very low-, low-, and moderate-income households. The City shall periodically review available housing programs to identify additional funding sources. *(Source: New)*

Responsibility: *All Departments, City Council*

Time Frame: *Ongoing*



Funding: City (staff time)

Quantified Objective: Pursue Federal and State funds to facilitate the development of 32 housing units for extremely low-, very low-, low-, and moderate-income families and workers during the planning period.

• **Action-H-1.6.5**

Homebuyer Assistance. Alert residents to assist low-income and first time homebuyers by linking to the Sacramento Housing and Redevelopment Agency's Homebuyer Resources and weekly funding updates via the City's website. Information will include workshops/educational classes on the benefits of homeownership and resources for first-time homebuyers. *(Source: New)*

Responsibility: Planning, City Council

Time Frame: Annually

Funding: City (staff time)

Quantified Objective: Annual review of specific number of homebuyer loans for low and moderate income levels; analysis of strengths and weaknesses in delivery to income levels; assistance to 6 low-income first-time home buyers.

• **Action-H-1.6.6**

Annual Report on Housing Element Implementation. Complete an Annual Housing Report to submit to HCD and OPR by April 1st of each year, consistent with State law. *(Source: New)*

Responsibility: Planning, City Council

Time Frame: Annually

Funding: City (staff time)

Quantified Objective: Eight Annual Housing Element Implementation Reports to HCD



GOAL H-2 MANAGE HOUSING AND COMMUNITY DEVELOPMENT TO PROMOTE THE LONG-TERM INTEGRITY AND VALUE OF EACH NEW HOUSING UNIT AND THE SURROUNDING NEIGHBORHOOD. (SOURCE: EXISTING GOAL H-2)

- POLICY-H-2.1 Continually review and revise as necessary the zoning code to ensure affordable housing in all areas of Isleton, including through encouraging secondary units as affordable rentals. Encourage secondary units on top of existing structures like garages to offset expensive floodplain construction alternatives. *(Source: New)*
- POLICY-H-2.2 Approve extensions on time limits of approval for multi-family developments if adequate evidence is provided of circumstances beyond the control of the applicant that warrants such approval, other than failure to achieve financing. *(Source: Existing Policy H-2.1)*
- POLICY-H-2.3 Provide support for existing and proposed new mobile home parks as a low-income housing option in Isleton to the greatest degree practicable. *(Source: Existing Policy H-2.2, modified)*
- POLICY-H-2.4 Monitor progress in implementation of the Housing Element on an annual basis, with review by the City Council. *(Source: Existing Policy H-2.3)*
- POLICY-H-2.5 Require the phased development of multi-family projects where appropriate as a means to mitigate potential adverse impacts of a proposed project that are time-sensitive, such as school impacts. *(Source: Existing Policy H-2.4)*
- POLICY-H-2.6 Apply standards of on-site landscaped open space and recreation areas to apply to multi-family projects of 20 or more housing units, not to exceed those otherwise prescribed by the Land Use Element or Open Space Elements of the General Plan. *(Source: Existing Policy H-2.5, modified)*
- POLICY-H-2.7 Strive to avoid the overconcentration of low- and moderate-income housing within any city residential neighborhood. *(Source: Existing Policy H-2.6)*
- POLICY-H-2.8 Encourage new development projects in areas with the lowest base flood elevations to reduce residential construction costs in the floodplain. *(Source: New)*
- POLICY-H-2.9 Ensure development fees remain affordable yet cover costs of City processing, needed infrastructure upgrades, and City services. *(Source: New)*



• **Action-H-2.9.1**

Code Enforcement. Pursue funding or technical assistance to continue to implement a Code Enforcement program and to conduct some inspections of rental properties along with operating primarily on a complaint basis. *(Source: Existing Action 3.1, modified)*

Responsibility: Planning

Time Frame: Ongoing; inspections may occur every 6 months or more often as needed.

Funding: SB 2; other state and federal grants such as list from HCD

Quantified Objective: Active habitability inspection program for rental properties; 4-6 inspections annually.

• **Action-H-2.9.2**

Zoning Code Amendments. Make the following zoning code amendments to maintain internal consistency and comply with State law requirements for housing:

- Replace references to the R-1-6 zone in the zoning code with the R-1-7 zone and corresponding standards.
- Remove the requirement for a Conditional Use Permit for second units in order to allow them as a permitted use in all residential districts that allow single-family units (i.e., the UR, R, and RM).
- Remove the requirement for two additional parking spaces for second units, reduce to one with the option to remove the condition if state-outlined conditions are present as outlined in Cal. Gov't. Code § 658252.2(e)(1-5).
- Amend the zoning code to allow emergency shelters by-right (without any discretionary review) in at least one zoning district. Consider allowing emergency shelters in either the R-M-2 or the PID zones.
- Develop a ministerial review option or permitted use for proposed developments with at least 50% of the units are affordable to households making below 80 percent of the area median income, in compliance requirements in Cal. Gov't. Code § 65913.4(e)(1).
- Adopt definitions for transitional and supportive housing that clearly state that transitional and supportive housing are residential uses subject to the same standards that apply to residential uses of the same type in the same zone.
- Allow farmworker housing consistent with California Health and Safety Code Section 17021.6 which states that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use and no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.



- Modify the definition of “family” consistent with State law to remove the limit of five unrelated persons living together in a dwelling unit.
- Adopt a formal procedure for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws. *(Source: Existing Action 5.1, modified with new updates)*

Responsibility: *Planning, Planning Commission, Council*

Time Frame: *GP update adopted 2023, zoning code amendments to follow (estimated 2025 adoption)*

Funding: *General Fund; grant assistance*

Quantified Objective: *8 accessory dwelling units during the planning period; updated zoning code*

• **Action-H-2.9.3**

Update Enforcement Provisions. Update enforcement provisions of municipal code to require administrative citations to include a list of potential resources available to property owners to correct violations. *(Source: New)*

Responsibility: *Planning, Planning Commission, Council*

Time Frame: *GP update adopted 2023, municipal code amendments to follow adoption of Housing Element and other general plan elements. (estimated 2025 adoption)*

Funding: *General Fund*

Quantified Objective: *Updated municipal code*

• **Action-H-2.9.4**

Address Housing Opportunities and Constraints. Evaluate the municipal code to determine what standards may need revision in order to encourage housing production, especially in areas with the lowest base flood elevations. The revisions may include reducing parking standards, setbacks, height, or ability to use clustering without having to re-zone property to the Planned Development Zone, as well as addressing restrictive aspects of the grading and tree preservation ordinances as appropriate and consistent with this General Plan. *(Source: New)*

Responsibility: *Planning, Planning Commission, and City Council*

Time Frame: *Annually*

Funding: *City (staff time)*

Quantified Objective: *Revision of municipal code to reduce development constraints for affordable housing by January 2024; adoption and implementation of new standards by January 2026.*



• **Action-H-2.9.5**

Update Fee Schedule. Conduct a study and develop a new fee schedule for both single-family and multi-family development that reflects the cost of processing development applications and providing services to new development. *(Source: Existing Action 6.1)*

Responsibility: *Planning, Public Works, Council*

Time Frame: *Fee updated expected after zoning code updates, approximately 2025.*

Funding: *General Funds*

Quantified Objective: *Updated fee schedule before the end of planning period.*

**GOAL H-3 PROMOTE EQUAL ACCESS TO SAFE, DECENT, AND AFFORDABLE HOUSING FOR ALL ECONOMIC GROUPS. (SOURCE: EXISTING GOAL H-3)**

- POLICY-H-3.1 The City declares that all persons regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability to have equal access to sound and affordable housing. *(Source: Existing Policy H-6.1)*
- POLICY-H-3.2 Encourage infill housing in residential districts where essential services are available, especially in the Main Street area. *(Source: Existing Policy H-3.1)*
- POLICY-H-3.3 Utilize Planned Unit Development (PUD) procedures of the zoning code for multi-family projects involving 10 or more units to allow greater innovation in project design so as to increase housing affordability. Monitor the effects of this policy to assure that it does not become a constraint to the development of multi-family housing and does not force the creation of higher cost housing at the expense of low-income households. *(Source: Existing Policy H-3.2, modified)*
- POLICY-H-3.4 Waive or allow modification of selected development standards under PUD zoning procedures for affordable housing projects where design proposals achieve the functional equivalent of existing improvement standards, including density bonuses in accordance with state law and the current zoning code. *(Source: Existing Policy H-3.3, modified)*
- POLICY-H-3.5 Permit smaller lots with a minimum of 4,000 square feet for subdivisions where housing units are designed specifically for the small lot under PUD procedures. *(Source: Existing Policy H-3.4)*
- POLICY-H-3.6 Grant density bonuses under PUD zoning procedures in areas of medium density for projects which do not qualify under Policy HE-3.3, above, only if a project is judged successfully against quantitative and qualitative criteria which assures good design and the provision of amenities not normally provided under conventional approaches to residential project design. These types of density bonuses are entirely separate from those mandated by state law for very low- and low-income households and are intended primarily for market rate housing. *(Source: Existing Policy H-3.5)*
- POLICY-H-3.7 Maintain an adequate ratio of single family homes to apartments to allow choice, affordability and availability in housing types and encourage an increase in home ownership based upon competent community-wide



housing market analysis. Require that proposed income or rental subsidy apartment projects be justified by features of design, livability, and availability of community services.

Generally, an adequate ration is considered to be about 65 percent single-family to 35 percent multi-family. It is understood, however, that the availability of sites for new housing within the City favors multi-family densities more than single family. Consequently the 65:35 ratio may be increased in favor of multi-family until such time that land within the Urban Reserve (land that the City has labeled for future possible annexation) may be annexed to permit a greater number of single-family units. *(Source: Existing Policy H-3.6, modified)*

- **Action-H-3.7.1** **Reach Out to Development Community.** Contact and encourage non-profit and for-profit developers and agencies that have had success in constructing housing for extremely low, very low, and low income households within Isleton's housing market area to consider new projects in Isleton. *(Source: Existing Action 2.1)*

Responsibility: Staff, Planning Commission, Council

Time Frame: Annually

Funding: General Fund

Quantified Objective: Two extremely low, very low, or low income housing developments proposed during planning period.

- **Action-H-3.7.2** **Affirmatively Further Fair Housing.** Coordinate with the Sacramento County, SACOG, or other regional non-profits to develop or participate in a regional plan to Affirmatively Further Fair Housing (AFFH). An AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

The City shall pursue funding to provide services through these partnerships including:

1. Distributing educational materials to property owners, apartment managers, and tenants every two years.
2. Making public service announcements via different media (e.g. newspaper ads and public service announcements at local radio and



television channels) at least two times a year.

3. Conducting public presentations with different community groups.

4. Responding to complaints of discrimination (e.g. in-taking, investigation of complaints, and resolution).

5. Referring services to appropriate agencies. *(Source: New)*

Responsibility: *Planning, Council*

Time Frame: *Ongoing*

Funding: *Community Development Block Grant; SB 2 Funding; Regional Partnerships*

Quantified Objective: *Assist 8 individuals/households with fair housing issues throughout the planning period.*

• **Action-H-3.7.3**

Disseminate Fair Housing Information. Display fair housing information from the Department of Housing and Community Development and State Fair Employment and Housing Commission's enforcement program at City offices and provide links on its website to these entities and their fair housing discrimination references, contacts, and compliance procedures. *(Source: Existing Action 4.1, modified)*

Responsibility: *Planning*

Time Frame: *Initial website update before January 2022; ongoing.*

Funding: *General Fund*

Quantified Objective: *Updated city webpage; new postings at three city-owned facilities by 2022.*

• **Action-H-3.7.4**

Resources for Fair Housing. Serve as the local contact point for fair housing complaints and will refer interested persons to the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of Housing and Urban Development (for federally subsidized units) as complaints are received. *(Source: New)*

Responsibility: *City Manager*

Time Frame: *Ongoing*

Funding: *City (staff time)*

Quantified Objective: *Maintain contact with the DFEH and the U.S. Department of Housing and Urban Development for data and information.*



GOAL H-4 PROVIDE FOR A CHOICE OF HOUSING FOR RESIDENTS WITH SPECIAL HOUSING NEEDS INCLUDING THE ELDERLY, DISABLED, FARM WORKERS, HOMELESS, AND OTHER LOWER-INCOME GROUPS. (SOURCE: EXISTING GOAL H-4)

- POLICY-H-4.1 Promote housing sites for the elderly and disabled that are within reasonable proximity to transportation services, medical facilities, recreation areas, and convenience shopping facilities, and where reasonable security by police and fire protection services can be assured. *(Source: Existing Policy H-4.1)*
- POLICY-H-4.2 Encourage and pursue programs to assist lower-income and elderly residents to rehabilitate deteriorating housing. *(Source: Existing Policy H-4.2)*
- POLICY-H-4.3 Encourage new housing units that are adaptable for disabled households. This can be accomplished by City staff at the building permit stage by assuring the elimination of barriers and by provisions for special handicapped needs such as lowered switches and flush doorways. *(Source: Existing Policy H-4.3)*
- POLICY-H-4.4 Support local and regional efforts to provide emergency and transitional housing for local homeless individuals and families. *(Source: Existing Policy H-4.5)*
- POLICY-H-4.5 Encourage participation in the Housing Choice Vouchers Program (i.e., Section 8 rental assistance) administered by Sacramento County. *(Source: Existing Policy H-4.6)*
- **Action-H-4.5.1 Assistance for Special Needs Populations.** Engage with housing advocates, encourage housing providers to designate a portion of new affordable housing developments for special needs populations, and pursue funding sources designed for housing needs of special needs populations, including the elderly, persons with physical and mental disabilities, female-headed households, large families, farmworkers, extremely low-income households, and veterans. Maintain a housing directory and referral service for disabled residents on the City's website with participation by the private sector and relevant local/regional nonprofits. *(Source: Existing Policy H-4.4, modified)*



Responsibility: *Planning, Council*

Time Frame: *Ongoing; website updates by January 2022.*

Funding: *General Fund; State and Federal grants; regional support*

Quantified Objective: *Website updated and maintained with up-to-date information; 1 affordable housing unit for special needs populations.*

• **Action-H-4.5.2**

Reasonable Accommodation. Continue to provide reasonable accommodations through a formal procedure by reviewing and approving requests for modifications to building or zoning requirements in order to ensure accommodations for persons with disabilities. Additionally, the City shall provide both printed information, and information on the City's website regarding reasonable accommodations by January 2023. *(Source: New)*

Responsibility: *Planning*

Time Frame: *Ongoing; information available by 2023.*

Funding: *City (staff time)*

Quantified Objective: *Modifications to building requirements or exceptions to the zoning plan as necessary to ensure reasonable accommodations for persons with disabilities.*

• **Action-H-4.5.3**

Coordination with Alta California Regional Center. Coordinate with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities. *(Source: Existing Action 4.2)*

Responsibility: *Planning*

Time Frame: *Ongoing*

Funding: *City (staff time)*

Quantified Objective: *ACRC information linked to City website; improved support for citizens with disabilities.*



GOAL H-5 MAINTAIN AND IMPROVE THE QUALITY OF THE EXISTING HOUSING STOCK AND THE NEIGHBORHOODS IN WHICH IT IS LOCATED. (SOURCE: EXISTING GOAL H-5)

- POLICY-H-5.1 Conserve and maintain existing housing stock through building inspection and participation in housing rehabilitation programs. *(Source: Existing Policy H-5.2, modified)*

- POLICY-H-5.2 Strictly enforce building and housing codes to achieve rehabilitation or demolition of dilapidated houses, and actively pursue condemnation of vacant dilapidated housing units. *(Source: Existing Policy H-5.1, modified)*

- POLICY-H-5.3 Seek methods to alleviate overcrowding, including provision for some choice of three or more bedroom apartments in new multi-family projects. *(Source: Existing Policy H-5.3, modified)*

- POLICY-H-5.4 Enforce the historic preservation ordinance to preserve the character of Main Street as a historic mixed-use corridor. *(Source: Existing Policy H-5.4)*

• **Action-H-5.4.1** **Housing Rehabilitation.** To conserve existing housing stock that currently needs substantial rehabilitation, review the Housing Stock Inventory to assess potential rehabilitation needs, identify potential loan applicants, and initiate a program to serve those needs. Seek technical assistance from Sacramento County, SACOG, local non-profits and/or volunteers to apply for CDBG, HOME, and/or other State and Federal funding for the purpose of establishing a rehabilitation loan and/or grant program to rehabilitate deteriorating owner-occupied and rental housing. *(Existing Action 3.2, modified)*

Responsibility: *Planning, Planning Commission, Council*

Time Frame: *Ongoing*

Funding: *TBD. SB 2; other state and federal grants such as this list from HCD*

Quantified Objective: *Inventory of housing stock in need of rehabilitation by 2024. Six rehabilitation projects in Isleton during planning period.*



• **Action-H-5.4.2**

Municipal Code Review. Review historic preservation ordinance and multi-family zoning provisions for consistency with General Plan policies; incorporate updates as needed. *(Source: New)*

Responsibility: *Planning, Planning Commission, and City Council*

Time Frame: *Annually*

Funding: *City (staff time)*

Quantified Objective: *Revision of municipal code to reduce development constraints for affordable housing by January 2024; adoption and implementation of new standards by January 2026.*



GOAL H-6 PROMOTE RESILIENT INFRASTRUCTURE AND ENERGY CONSERVATION TO MAINTAIN HOUSING AFFORDABILITY IN ISLETON. (SOURCE: EXISTING GOAL H-7. MODIFIED)

- POLICY-H-6.1 Ensure sewer infrastructure is adequate for future growth in Isleton and continues to function to meet all relevant standards. *(Source: Existing Policy H-1.7, modified)*
- POLICY-H-6.2 Strive to provide adequate broadband and cellular service in Isleton. *(Source: New)*
- POLICY-H-6.3 Support efforts to respond the floodplain designation and affect housing affordability, consistent with the Safety Element and Sacramento County Multi-Jurisdictional Hazard Mitigation Plan. *(Source: New)*
- POLICY-H-6.4 Require all new dwelling units to meet current State requirements for energy efficiency and shall encourage retrofitting of existing units. *(Source: Existing Policy H-7.1)*
- POLICY-H-6.5 Encourage energy efficiency in new land use patterns, to the extent possible. *(Source: Existing Policy H-7.2)*
-
- **Action-H-6.5.1** **Improve Sewer Capacity.** Continue to work to improve the sewer system to ensure adequate capacity is available to serve existing and future development. The City shall monitor sewer issues in the city and, in 2017, shall analyze and, if necessary, revise the City's strategy for improving the sewer system to ensure there will be adequate infrastructure to accommodate the City's share of the regional housing needs. *(Source: Existing Action 5.3, modified)*
- Responsibility:*
Time Frame: Ongoing
Funding:
Quantified Objective:
- **Action-H-6.5.2** **Local, State, and Federal Funding for Infrastructure.** Pursue funding for infrastructure that will support infill properties that can be used for residential development. *(Source: New).*
- Responsibility: Public Works Department, City Manager, City Council*
Time Frame: Ongoing
Funding: City (staff time) to apply; grant funding such as [FEMA BRIC](#)



Quantified Objective: Application submitted for infrastructure upgrades during the planning period.

• **Action-H-6.5.3**

Coordinate to Improve Flood Protection. Coordinate with other agencies and the private sector to seek funding and technical assistance to repair and improve the Sacramento River levee and the Slough levee around the City in an effort to achieve FEMA/National Flood Insurance Program approval status. The City shall monitor flood risk in the city and shall analyze the impact of flooding on the City's ability to accommodate its share of the regional housing needs by 2023. If flooding is found to impact the City's ability to accommodate the remaining RHNA, the City shall strive to develop a new strategy to meet the RHNA. *(Existing Action 5.4, modified)*

Responsibility: Public Works Department, City Manager, City Council

Time Frame: Ongoing

Funding: City (staff time); grant funding if implementation is identified

Quantified Objective: Levee integrity study complete (outside project); potential implementation actions identified by end of planning period.

• **Action-H-6.5.4**

Broadband and Cellular Funding. Pursue funding for infrastructure that will attract broadband projects to achieve goal-minimum speeds of and cellular coverage throughout the City. *(Source: New).*

Responsibility: Public Works, City Manager, Council

Time Frame: Ongoing

Funding: City (staff time) to apply; grant funding such California Advanced Services Fund (CASE)

Quantified Objective: Application submitted or partnership developed during the planning period.

• **Action-H-6.5.5**

Encourage Participation in Energy Efficiency Programs. Work with PG&E to encourage existing residents to participate in energy efficiency retrofit and weatherization programs. The City will consider sponsoring an energy awareness program, in conjunction with PG&E to educate residents about the benefits of various retrofit programs. *(Source: Existing Action 6.1)*

Responsibility: City staff, Planning Commission, Council

Time Frame: Ongoing

Funding: City (staff time)

Quantified Objective: Increased approvals for rooftop solar; residential solar information linked from City website.



- **Action-H-6.5.6** **Enforce Standards for Energy Efficiency.** Require all new construction to demonstrate compliance with Title 24 mandates during the planning and design process using energy efficiency calculations approved by the State. *(Source: Existing Action 6.2, modified)*

Responsibility: Planning

Time Frame: Ongoing

Funding: City (staff time)

Quantified Objective: Title 24 compliance in all new construction.



City of Isleton

101 Second Street, Isleton, California 95641

CITY MANAGER REPORT

Date: 11 May 2021

To: Mayor & City Councilmembers

From: Charles Bergson, City Manager

Covid 19 – City Operations

City continues under County Health Department of January 13, 2021, updated March 16, 2021, advising we are in the RED TIER 2. The City continues to operate under its March 18th, 2020 Emergency Order. Public facilities are open. State has recently announced that it is planning to relieve business restrictions on June 15, 2021.

Parking Tickets and Red Curb Enforcement commenced last week. Most tickets will be issued by a parking enforcement officer via a handheld machine. A notice regarding enforcement of the 2 hour time limit has been sent to the business districts; copy is attached.

An Open House for the General Plan will be held in the front of City Hall on Friday 14 May from noon to 2 pm. Copy of announcement is attached.

The Delta West Paving project has been awarded to Big Valley Electric Company. Staff is meeting with the contractor this week and will be preparing a schedule for this work.

The new Street Name Signs have installed in the City

Building Official Lonell Butler has retired from service as a consulting building official. The consulting firm providing the building official, 4 Leaf has provided a new Official, Eric Simonson, who is well qualified and commenced last past week. Reduced staffing - Over the past half year building activity has dropped significantly as have fees and the City has to reduce the available of building services to once every two weeks. 4Leaf has agreed to adjust the hours. Despite this reduction, there is a latent demand for services toward the end of this year. There are potential three housing projects and an industrial project in the planning stages. This will result in more availability of the Building Official.

The City has begun to receive request by the public to use the Community Center. This matter will be brought to Council for consideration.

The City Attorney is preparing a memorandum on options for filling the Council vacancy. The City has to act within sixty days of the vacancy which is the end of June.

Wastewater Treatment Plant Rate Study - City has not conducted a rate study in nearly ten years. Cost and revenues need to be analyzed after nearly a decade.

Although the City issues an encroachment permits for various uses in the public rights-of-way, the City does not have an actual encroachment ordinance. Staff will be bringing this for Council consideration this summer.

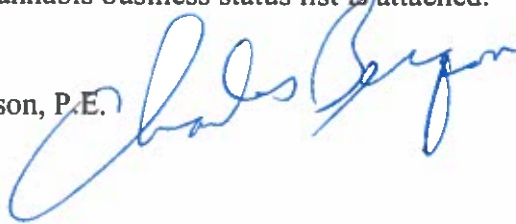
The contract with the County Sheriffs has been extended for a one year term.

The City's financial reports and checks for the month of April 2021 are attached. The Fiscal Year 2021/22 Budget workshop is tentatively scheduled for May 25th, 2021.

There is a new art gallery at 28 Main Street – called the Elf & the Orge; there is a new art store at 40 Main Street.

The current cannabis business status list is attached.

Respectfully,
Charles Bergson, P.E.





City of Isleton

101 Second Street

P.O. Box 716

Isleton, California 95641

Tel: 916-777-7770



PUBLIC NOTICE PARKING ENFORCEMENT

Beginning Tuesday, June 01, 2021 the 2-Hour
Parking Limits will be enforced

Vehicles staying past time limits will be
subject to tickets & fines.

*Empazando del martes 1 de junio de 2021,
se aplicarán las Limites de estacionamiento de 2 horas.*

*Vehículos que permanezcan más allá de los límites de
tiempo estarán sujetos a multas y boletos.*

The City of Isleton is an equal opportunity provider and employer.

s:\public notices\public notice parking enforcement 2 hour parking 05-06-21.doc



General Plan Open House Casa Abierta

ALL ARE WELCOME!
FOOD, PRIZES, & ACTIVITIES

¡Todos son bienvenidos!
COMIDA, PREMIOS Y ACTIVIDADES

Please Join Us!
HELP US PLAN THE CITY'S FUTURE!

¡Por favor únete a nosotros!
¡Ayúdanos a planificar el futuro de la ciudad!

Listen, Learn & Share:

- Land Use Changes • Housing Needs • Mobility Planning •
- Community Health and Safety •

Isleton City Hall Front Lawn
101 2nd Street



101 2nd Street
Friday, May 14th
Viernes 14 de mayo
12:00 - 2:00 PM



Social Distancing & Masks Required!

Learn more at:
Obtenga más información en:
www.planisleton.com

**General Fund - City of Isleton
Profit & Loss
July 2020 through April 2021**

	Jul 20	Aug 20	Sep 20	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21	TOTAL
Ordinary Income/Expense											
Income											
Charges for Services	6,698.43	4,147.14	1,564.75	2,046.47	1,879.24	2,369.50	5,504.44	1,444.73	1,413.42	1,220.21	28,288.33
Fines and Forfeitures	0.00	0.00	0.00	0.00	0.00	20.00	160.86	0.00	37.95	0.00	218.81
Licenses and Permits	513.20	655.00	1,449.90	889.50	3,453.11	9,170.00	46,127.57	161.79	6,719.49	12,682.72	81,622.28
Other Revenues	392.78	0.00	25.00	77.82	237.00	0.00	-376.73	0.00	70.00	1,890.00	2,315.87
Taxes and Assessments	146,587.37	59,786.40	13,294.16	60,047.06	88,431.53	49,221.37	93,919.87	83,204.21	35,845.93	108,879.12	739,217.02
Use of Money	3.32	3.02	2.66	2.21	2.17	2.50	7.08	2.42	2.78	0.00	28.16
Grant Income - Other	2,105.18	0.00	957.00	1,653.00	3,135.11	29,639.62	29,555.36	0.00	78,766.37	13,433.85	158,247.49
8100122 - Returned Check Charges	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	25.00
Total Income	156,300.28	64,591.56	17,293.47	64,716.06	97,163.16	89,422.99	174,898.45	84,813.15	122,857.94	138,105.90	1,010,162.96
Gross Profit	156,300.28	64,591.56	17,293.47	64,716.06	97,163.16	89,422.99	174,898.45	84,813.15	122,857.94	138,105.90	1,010,162.96
Expense											
9100032 - Bank Service Charges	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00
10 - General Government	40,630.86	60,870.28	33,301.61	31,106.08	27,781.54	41,209.29	28,472.79	43,785.33	50,591.03	25,692.89	383,421.70
20 - Public Safety	27,983.48	19,653.64	25,510.04	16,845.23	8,619.62	22,759.87	20,239.23	20,520.83	20,931.94	15,083.07	198,145.95
30 - Parks & Recreation	714.98	534.69	515.04	1,184.71	1,570.22	756.30	1,115.18	450.08	745.46	474.79	8,063.45
52 - Public Ways and Facilities	13,349.25	12,773.93	7,007.48	29,842.83	57,333.18	30,828.46	32,389.81	9,482.14	8,355.07	28,659.33	228,021.48
53 - Community Development	7.89	677.53	474.22	603.39	6,245.39	0.00	0.00	0.00	0.00	1,733.91	9,742.33
56 - Non Departmental Expenses	0.00	0.00	956.51	3,209.07	474.53	0.00	30.00	0.00	185.00	0.00	4,855.11
66900 - Reconciliation Discrepancies	0.00	0.00	0.00	0.00	0.00	1,998.11	0.00	0.00	0.00	0.00	1,998.11
57 - Covid 19	2,898.05	3,750.60	1,822.37	1,267.86	1,196.24	481.37	1,300.32	2,820.71	2,918.31	1,847.51	20,303.34
83150SW - Repairs & Maintenance Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	864.00	864.00
Total Expense	85,594.51	98,260.67	69,587.27	84,059.17	103,230.72	98,034.40	83,547.33	77,039.09	83,726.81	72,355.50	855,425.47
Net Ordinary Income	70,715.77	-33,669.11	-52,293.80	-19,343.11	-6,067.56	-8,611.41	91,351.12	7,774.06	39,131.13	65,750.40	154,737.49
Other Income/Expense											
9200112 - Indirect cost allocation											
Total Other Income	1,366.69	1,013.12	2,086.63	1,124.29	1,164.70	1,778.72	1,496.87	1,404.64	2,140.90	2,152.96	15,729.52
Net Other Income	1,366.69	1,013.12	2,086.63	1,124.29	1,164.70	1,778.72	1,496.87	1,404.64	2,140.90	2,152.96	15,729.52
Net Income	72,082.46	-32,655.99	-50,207.17	-18,218.82	-4,902.86	-6,832.69	92,847.99	9,178.70	41,272.03	67,903.36	170,467.01

**410 Sewer O&M - City of Isleton
Profit & Loss
July 2020 through April 2021**

	Jul 20	Aug 20	Sep 20	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21	TOTAL
Ordinary Income/Expense											
Income											
4000441 - Direct Levy - Delinquent Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-50.00	0.00	0.00	-50.00
45100SW - Sewer - Single Family - City	17,928.06	18,000.05	18,000.05	18,000.05	18,000.05	18,000.05	18,000.05	18,000.05	18,076.70	18,072.05	180,077.16
45101SW - Sewer - Multi Family City	9,376.63	9,376.63	9,376.63	9,376.63	9,376.63	9,376.63	9,376.63	9,376.63	9,376.63	9,376.63	93,766.30
45102SW - Sewer - Commercial City	7,900.22	7,862.21	7,862.21	7,862.21	7,862.21	7,862.21	7,862.21	7,862.21	7,862.21	7,862.21	78,550.11
45103SW - Sewer - Resident Outside City	7,900.01	7,900.01	7,900.01	7,900.01	7,900.01	7,900.01	7,900.01	7,900.01	7,900.01	7,900.01	79,079.10
45104SW - Sewer - Commercial Outside City	2,085.64	2,085.64	2,085.64	2,085.64	2,085.64	2,085.64	2,085.64	2,085.64	2,085.64	2,085.64	20,856.40
6100041 - Grant State Water Board	6,347.97	3,933.85	5,830.44	0.00	0.00	0.00	0.00	82,902.00	0.00	1,344.00	100,358.26
6100122 - Returned Check Charges	0.00	25.00	0.00	25.00	0.00	25.00	0.00	0.00	0.00	0.00	75.00
Total Income	51,428.53	49,183.39	51,133.98	45,249.54	45,224.54	45,249.54	45,224.54	128,076.54	45,301.19	46,640.54	552,712.33
Gross Profit	51,428.53	49,183.39	51,133.98	45,249.54	45,224.54	45,249.54	45,224.54	128,076.54	45,301.19	46,640.54	552,712.33
Expense											
71100SW - Salaries & Wage - Sewer	5,255.50	3,651.48	5,011.76	3,475.88	4,147.87	7,053.83	4,701.39	4,265.85	8,007.54	7,368.09	52,939.19
72100SW - Unemployment Insurance - Sewer	0.00	0.00	0.00	0.00	1,119.79	0.00	0.00	0.00	1,243.60	0.00	2,363.39
72104SW - Social Security Contr - Sewer	302.89	266.34	399.52	273.76	312.91	546.84	561.62	460.91	530.90	334.53	3,990.22
73200SW - Workers' Comp Ins - Sewer 410	0.00	0.00	0.00	0.00	625.79	625.79	625.79	625.79	625.79	0.00	3,128.95
80100SW - Postage - Sewer	0.00	0.00	275.00	0.00	0.00	0.00	0.00	236.07	7.70	0.00	518.77
8040012 - Subscriptions & Memberships AD	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	150.00
8170000 - Uniforms	249.01	105.72	211.44	93.93	65.36	96.45	64.30	133.56	66.78	100.17	1,186.72
82200SW - GAS - Sewer	11.56	0.00	0.00	0.00	12.32	483.64	773.51	727.42	0.00	0.00	2,008.45
82201SW - Electricity - Sewer	223.67	242.91	237.35	498.42	0.00	2,018.17	120.36	175.71	149.09	352.00	4,017.68
82203SW - WATER - SEWER	0.00	0.00	0.00	404.29	0.00	0.00	66.55	351.56	296.70	243.18	1,362.28
83050SW - Protective Equip & Suppl Sewer	111.20	0.00	0.00	0.00	0.00	0.00	322.79	0.00	0.00	110.63	433.42
83100SW - Office & Comp Supplies Sewer	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	111.22
83111SW - Computer Service- SEWER	0.00	113.97	162.50	325.00	325.00	162.50	705.50	560.43	1,397.63	544.23	4,296.76
83150SW - Repairs & Maintenance Sewer	0.00	5,513.99	985.00	985.00	309.02	985.00	3,268.56	0.00	2,205.00	0.00	14,251.57
83151SW - Repairs & Maint - Sewer	0.00	0.00	0.00	33.27	4,672.80	2,997.71	246.94	1,510.14	485.00	0.00	9,945.86
83152SW - LAB TESTING	3,715.00	1,123.00	2,246.00	-1,075.00	1,123.00	1,123.00	1,987.00	0.00	1,123.00	0.00	11,365.00
83153SW - Vehicle Parts/Repair Sewer	0.00	2,218.17	38.99	0.00	1,384.64	17.00	20.99	196.41	0.00	0.00	3,876.20
83154SW - Vehicle Maint - Sewer	0.00	0.00	0.00	907.91	0.00	0.00	0.00	0.00	141.07	0.00	1,048.98
83303SW - Supplies - Sewer	120.10	403.26	1,019.25	660.14	102.50	141.27	241.94	508.58	322.65	345.62	3,865.31
8383100 - Equipment REPLACEMENT / REPAIRS	0.00	0.00	0.00	0.00	0.00	4,546.96	0.00	0.00	0.00	0.00	4,546.96
83831SW - Equipment - Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	881.09	0.00	1,689.11
83840SW - Copier Costs SEWER	0.00	150.11	75.06	0.00	0.00	162.61	175.11	75.05	75.05	0.00	712.99
8384500 - COVID Expense	0.00	0.00	0.00	0.00	10.73	0.00	52.20	0.00	0.00	0.00	62.93
83910SW - Fuel - Sewer	136.79	3,008.52	0.00	0.00	0.00	1,003.77	1,005.31	386.50	263.42	480.58	6,284.89
84101SW - Legal Services Sewer	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	5,000.00
8436012 - Accounting & Audit Fees	5,531.10	10,220.10	5,167.37	11,900.95	764.92	2,358.12	4,141.84	0.00	0.00	0.00	35,433.40
84400SW - Prof Services Sewer	7,194.37	4,050.13	12,380.74	131.92	2,438.76	2,882.79	1,520.44	1,233.56	8,237.39	883.58	40,953.68
89900SW - Misc Exp - Sewer	-1,765.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,765.60
90100SW - Interest Expense - Sewer	1,220.10	48,265.00	0.00	0.00	20,101.50	0.00	0.00	0.00	0.00	0.00	69,586.60
9210051 - Bank Service Charges	0.00	10.00	0.00	10.00	0.00	10.00	0.00	0.00	0.00	0.00	30.00
92101SW - Bank Service Charges - SW	0.00	0.00	0.00	0.00	10.00	0.00	-72.00	0.00	0.00	0.00	-62.00
Total Expense	22,305.69	79,342.70	23,558.98	18,625.47	42,526.93	27,365.45	20,530.14	11,447.54	26,059.40	11,570.63	283,332.93
Net Ordinary Income	29,122.84	-30,159.31	27,575.00	26,624.07	2,697.61	17,884.09	24,694.40	116,629.00	19,241.79	35,069.91	269,379.40

Cannabis Business Permit Master List

GREEN = Approved RED = Withdrawn

Date Submitted	Applicant(s)	Applicant's Name	Description	Premises Address	Permit Status
06/26/18	Bang Mingo	Yandow	Cultivation	100 H Street	PC Public Hearing 1/16/19
		Harris	Manufacturing		1st CC Meeting 1/29/19
			Retail /Delivery	301 H street	2nd CC Meeting 2/12/19
			Distribution		
06/26/18	Delta Agricultural Holdings LLC.	Maldonado		14719 State Hwy 160	Withdrawn
07/18/18	Apothek Ventures	Fletcher	Retail/delivery	61 Main Street	PC Meeting 1/16/19
			Cultivation		1st CC Meeting 1/29/29
			Distribution		2nd CC Meeting 1/22/19
					OPENED: 6/14/19
07/19/18	Timeless Palliative Care Collective, Inc.		Manufacturing	51 Main Street	CC Public Hearing 1/8/19
			Delivery-Only		2nd CC Meeting 1/22/19
			Distribution		DELIVERY OPERATION Started
08/23/18	River City Farms	Ozomaro	Cultivation	401 6th Street	PC Meeting 3/17/20
			Distribution		1st CC Meeting 3/24/20
					Pending Parcel Map
09/18/18	Delta Agricultural holdings, LLC	Maldonado	Manufacturing	402 Jackson Blvd.	PC 6/13/19
			distribution		1st CC 7/9
					2nd CC 7/23
09/20/18	Gallaty Consulting, Inc.	Gallaty	Manufacturing	49 Main Street	PC Public Hearing 12/27/18
			Delivery-only		1st CC meeting 1/29/19
			Distribution		2nd CC meeting 2/12/19
					LIMITED OPERATION STARTED
11/29/18	101 H Street Group LLC	Maldonado		101 H Street	Withdrawn
11/29/18	66 Main Group LLC	Maldonado	Retail Dispensary	66 Main Street	PC Public Hearing 2/05/19
					1st CC Meeting 2/12/19
					2nd CC meeting 2/26/19
					OPENED: 2/22/20
			Consumption Lounge		Amendment PC 3/17/20

Cannabis Business Permit Master List

12/20/18	WTO Essentials, Inc	Smith	Manufacturing	14719 Hwy 160	PC 6/13/19
			Distribution		1st CC 7/9/19
					Amended: CC 11/12/19
					OPENED: 11/12/19
					Amendment pending

2019 Applications

5/10/2019	CanDo Cannabis	Lamb	Delivery-only	60 Main Street	PC 7/25/19
			Distribution		1st CC 8/13/19
					2nd CC 8/27/19
5/30/2019	Wook Bros, LLC	Maldonado	Manufacturing	45 Main Street	PC 9/3/19
			Distribution		1st CC 9/24/19
					2nd CC 10/8/19
					Minor Revision PC 10/06/20
8/15/2019	402 Jackson, LLC	Maldonado	Cultivation	402 Jackson	PC 10/1/19
			Distribution		1st CC 10/8/19
					2nd CC 10/22/19
11/15/2019	LD Deliveries, LLC	Williams	Delivery only	54 Main Street	Tentative SPC 3/17/20
			Distribution		1st CC 3/24/20
					2nd CC 4/14/20

2020 Applications

6/24/2020	Foo Flower LLC	Maldonado	Distribution	46 Main Street	PC 9/01/2020
					1st CC 9/22/2020
					2nd CC 10/13/2020
					OPENED: 4/1/2021

Updated 5-7-21

	Jul 20	Aug 20	Sep 20	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21	TOTAL
Other Income/Expense											
Other Income											
1320512 - Interest US Bank Bond	1.50	0.71	0.65	0.63	0.65	0.63	0.65	0.65	0.00	0.00	6.07
91100SW - Indirect Cost Allocation	-666.84	-587.67	-811.69	-562.45	-689.12	-1,140.10	-789.45	-709.02	-1,280.77	-1,196.50	-8,413.61
Total Other Income	-665.34	-586.96	-811.04	-561.82	-688.47	-1,139.47	-788.80	-708.37	-1,280.77	-1,196.50	-8,407.54
Other Expense											
SUSPENSE	0.00	0.00	0.00	0.00	0.00	-2,859.45	2,684.88	0.00	0.00	-144.00	-318.57
90100SP - Interest Exp - USDA Sewer Proj	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,681.25	0.00	0.00	2,681.25
Total Other Expense	0.00	0.00	0.00	0.00	0.00	-2,859.45	2,684.88	2,681.25	0.00	-144.00	2,362.68
Net Other Income	-665.34	-586.96	-811.04	-561.82	-688.47	1,719.98	-3,473.68	-3,389.62	-1,280.77	-1,052.50	-10,770.22
Net Income	<u>28,457.50</u>	<u>-30,746.27</u>	<u>26,763.96</u>	<u>26,062.25</u>	<u>2,029.14</u>	<u>19,604.07</u>	<u>21,220.72</u>	<u>113,239.38</u>	<u>17,961.02</u>	<u>34,017.41</u>	<u>258,609.18</u>

General Fund - City of Isleton
General Account Checks
As of April 30, 2021

Type	Date	Num	Name	Credit
Bill Pmt -Check	04/06/2021	17644	CAPITOL BARRICADE, INC	92.98
Bill Pmt -Check	04/08/2021	17580	4Leaf, Inc	1,200.00
Bill Pmt -Check	04/08/2021	17581	DYNAMIC PLANNING + SCIENCE	2,198.44
Bill Pmt -Check	04/08/2021	17582	DYNAMIC PLANNING + SCIENCE	5,007.95
Bill Pmt -Check	04/08/2021	17583	Frontier Communications	784.44
Bill Pmt -Check	04/08/2021	17584	Kaiser Foundation Health Plan	6,988.00
Bill Pmt -Check	04/08/2021	17585	Certified Employment	826.20
Bill Pmt -Check	04/08/2021	17586	California Clear Bottled Water Co	11.20
Bill Pmt -Check	04/08/2021	17587	State Compensation Insurance Fund	1,251.58
Bill Pmt -Check	04/08/2021	17588	SRCS	864.00
Bill Pmt -Check	04/08/2021	17589	IMAGE SOURCE	616.20
Bill Pmt -Check	04/08/2021	17590	XEROX FINANCIAL SERVICES	150.11
Bill Pmt -Check	04/08/2021	17591	Ramos Oil Company	28.00
Bill Pmt -Check	04/08/2021	17592	Rice Signs LLC	3,327.00
Bill Pmt -Check	04/08/2021	17593	Rio Vista Ace Hardware	30.65
Bill Pmt -Check	04/08/2021	17594	Verizon Wireless	397.56
Bill Pmt -Check	04/08/2021	17595	River Rats Tiolet	282.00
Bill Pmt -Check	04/08/2021	17596	California American Water- 409 2ND	37.19
Bill Pmt -Check	04/08/2021	17597	California American Water-30 1/2 Andrus	217.80
Bill Pmt -Check	04/08/2021	17598	California American Water-44 Main St.	10.58
Bill Pmt -Check	04/08/2021	17599	California American Water-499 H ST	137.11
Bill Pmt -Check	04/08/2021	17600	California American Water - 100 2nd	73.49
Bill Pmt -Check	04/08/2021	17601	California American Water - 101 2nd St	117.89
Bill Pmt -Check	04/08/2021	17602	California American Water - 206 Jackson	110.00
Bill Pmt -Check	04/08/2021	17603	California American Water - 307 2nd IRR	126.34
Bill Pmt -Check	04/08/2021	17604	California American Water - 401 2nd	13.57
Bill Pmt -Check	04/08/2021	17605	California American Water - 504 2nd	39.41
Bill Pmt -Check	04/08/2021	17606	California American Water - 6TH St	72.17
Bill Pmt -Check	04/08/2021	17607	GEI Consultants, Inc.	13,433.85
Bill Pmt -Check	04/09/2021	17608	Ramos Oil Company	408.86
Bill Pmt -Check	04/12/2021	17609	ProcureNow	300.00
Bill Pmt -Check	04/13/2021	17610	Kronick Moskowitz Tiedeman & Girar	4,000.00
Bill Pmt -Check	04/13/2021	17611	CAL-WASTE RECOVERY SYSTEMS	725.31
Bill Pmt -Check	04/13/2021	17612	Certified Employment	940.95
Bill Pmt -Check	04/13/2021	17613	Rio Vista Ace Hardware	123.45
Bill Pmt -Check	04/13/2021	17614	PG&E- WILSON BALLPARK	20.04
Bill Pmt -Check	04/13/2021	17616	A PLESCIA & CO	3,120.00
Bill Pmt -Check	04/13/2021	17617	Small Cities Organized Risk Effort	1,811.52
Bill Pmt -Check	04/13/2021	17618	Certified Employment	550.80
Bill Pmt -Check	04/13/2021	17619	Premier Access Insurance Co.	693.68
Bill Pmt -Check	04/13/2021	17620	Aramark	33.39
Bill Pmt -Check	04/13/2021	17621	Ramos Oil Company	68.19
Bill Pmt -Check	04/13/2021	17622	Rio Vista Ace Hardware	115.54
Bill Pmt -Check	04/15/2021	17625	Aramark	33.39
Bill Pmt -Check	04/19/2021	17623	Clark Pest Control Svs	2,126.00
Bill Pmt -Check	04/19/2021	17624	Ramos Oil Company	248.14
Bill Pmt -Check	04/19/2021	17626	Certified Employment	826.20
Bill Pmt -Check	04/19/2021	17627	4Leaf, Inc	3,240.00
Bill Pmt -Check	04/20/2021	17628	Kaiser Foundation Health Plan	5,160.00
Bill Pmt -Check	04/20/2021	17629	RADIAL TIRE OF WALNUT GROVE	111.06
Bill Pmt -Check	04/20/2021	17630	Acme Saw	432.94
Bill Pmt -Check	04/20/2021	17631	Certified Employment	791.78
Bill Pmt -Check	04/20/2021	17632	Premier Access Insurance Co.	693.68
Bill Pmt -Check	04/27/2021	17634	IMAGE SOURCE	27.01
Bill Pmt -Check	04/27/2021	17635	Home Depot	365.17
Bill Pmt -Check	04/27/2021	17636	US BANK	1,744.31
Bill Pmt -Check	04/30/2021	17633	Rio Vista Ace Hardware	237.66
Check	04/30/2021	17637	Robert McGahey	902.36
				<u>68,297.14</u>

410 Sewer O&M - City of Isleton

April 2021 Checks

As of April 30, 2021

Type	Date	Num	Name	Credit
Bill Pmt -Check	04/08/2021	2292	ARAMARK	33.39
Bill Pmt -Check	04/08/2021	2293	Ramos Oil Company	314.18
Bill Pmt -Check	04/09/2021	2294	California American Water	106.07
Bill Pmt -Check	04/09/2021	2295	Rio Vista Ace Hardware	5.38
Bill Pmt -Check	04/09/2021	2296	Bennett Engineering Services	1,440.27
Bill Pmt -Check	04/13/2021	2297	Delta Computer Consultants	1,397.63
Bill Pmt -Check	04/13/2021	2298	Acme Saw	432.94
Bill Pmt -Check	04/13/2021	2299	Rio Vista Ace Hardware	119.25
Bill Pmt -Check	04/13/2021	2300	Clark Pest Control	985.00
Bill Pmt -Check	04/13/2021	2301	SRCSD	1,123.00
Bill Pmt -Check	04/13/2021	2302	Ramos Oil Company	212.66
Bill Pmt -Check	04/13/2021	2303	Napa Auto Parts/Stewart Ind. Suppl	50.83
Bill Pmt -Check	04/13/2021	2304	ARAMARK	33.39
Bill Pmt -Check	04/19/2021	2305	PG&E - SEWER PONDS	352.00
Bill Pmt -Check	04/19/2021	2306	Ramos Oil Company	253.44
Bill Pmt -Check	04/27/2021	2308	Von Euw Trucking	881.09
				<u>7,740.52</u>
				<u>7,740.52</u>

