City of Isleton

City Council
Staff Report

DATE: July 13, 2021
ITEM#: 6.A
CATEGORY: Public Hearing

RESOLUTION APPROVING DELINQUENT SEWER CHARGES FOR THE 2020-2021 FISCAL YEAR AND AUTHORIZING THE DEPUTY CITY CLERK TO FILE SAME WITH THE COUNTY AUDITOR.

SUBJECT:

RESOLUTION APPROVING DELINQUENT SEWER CHARGES FOR THE 2020/2021 FISCAL YEAR AND AUTHORIZING THE DEPUTY CITY CLERK TO FILE SAME WITH THE COUNTY AUDITOR

SUMMARY:

Pursuant to the provisions of Section 5473(a) of the Health and Safety Code a report on delinquent sewer charges has been prepared by the Finance Director and presented to the Deputy City Clerk containing a list of sewer charge delinquencies as of June 30, 2021 for the period commencing on July 1, 2020, concluding on June 30, 2021.

DISCUSSION:

Delinquent sewer charges for the Fiscal Year 2020-2021.

RECOMMENDATION:

Conduct a Public Hearing and to direct staff to file the 2020-2021 Fiscal Year Delinquent Sewer Charges.

Reviewed by Charles Bergson, City Manager

Prepared and Submitted by Yvonne Zepeda, Deputy City Clerk

RESOLUTION NO. 020-21

RESOLUTION APPROVING DELINQUENT SEWER CHARGES FOR THE 2020/2021 FISCAL YEAR AND AUTHORIZING THE CITY CLERK TO FILE SAME WITH THE COUNTY AUDITOR

WHEREAS, the City Clerk by the adoption of Resolution 1236 elected, under the provisions of Section 5473 and 5473(a) of Health and Safety Code, to authorize the collection of delinquent sewer service charges on the tax roll; and

WHEREAS, pursuant to the provisions of Section 5473(a) of the Health and Safety Code a report on delinquent sewer charges has been prepared by the Finance Director and presented to the City Clerk containing a list of sewer charge delinquencies as of June 30, 2021 for the period commencing on July 1, 2020, concluding on June 30, 2021 and

WHEREAS, under the provision of Section 5473.1 of the Health and Safety Code, the City caused a notice of a public hearing on said report to be published in the manner required by Section 6066 of Government Code; and

WHEREAS, at its July 13th, 2021 Council meeting on said date the City Council conducted the Public Hearing on said report at which time no protests were received; and

WHEREAS, at the conclusion thereof the City Council closed the hearing on the report; and

WHEREAS, the City Council desires to confirm and approve said report so that the delinquencies listed in said report may be collected on the tax rolls of Sacramento County in the manner provided for by law; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ISLETON AS FOLLOWS:

1. The City Council does hereby approve and confirm, in accordance with all appropriate state laws, in all respects, the report of the delinquent sewer charges for the 2020/2021 fiscal year as presented to it by the City Clerk, which report is attached hereto as Exhibit "A".

2. The City Clerk is hereby authorized and directed to file a copy of said report with the Auditor Controller of Sacramento or such other officer of Sacramento County who is authorized by law to receive a statement endorsed thereon by the City Clerk stating that the

report has been adopted by the City Council, by adoption of this Resolution and said report, is being transmitted to the County of Sacramento for collection on the tax roll as provided in Sections 5473, 5473.4 and 5473(a) of the Health and Safety Code.

PASSED AND ADOPTED, this 13th day of July 2021 by the following roll call vote:

AYES: **Councilmembers:**
NOES: **Councilmembers:**
ABSENT: **Councilmembers:**
ABSTAIN: **Councilmembers:**

Eric Pene, Mayor

ATTEST:

Yvonne Zepeda, Deputy City Clerk

EXHIBIT A

NOTICE OF PUBLIC HEARING OF REPORT ON ISLETON DELINQUENT SEWER CHARGES COVERING JULY 1, 2020 THROUGH JUNE 30, 2021
July 13th @ 6:30 p.m.
Isleton City Hall 101 Second Street
Isleton, California 95641

ALTERNATE 1: **Report of Delinquent Sewer Charges as of June 30, 2021 covering fiscal year 2020/2021 has been filed with the Deputy City Clerk.**

ALTERNATE 2: **Based upon the Report of Delinquent Sewer Charges as of June 30, 2021 covering fiscal year 2020/2021 the following accounts are delinquent.**

APN	7/1/20 - 6/30/21
157-0013-008-0000	72.00
157-0013-012-0000	72.00
157-0013-013-0000	72.00
157-0013-017-0000	1,296.00
157-0013-017-0000	364.00
157-0013-021-0000	864.00
157-0013-022-0000	204.00
157-0013-024-0000	72.00
157-0013-035-0000	864.00
157-0014-005-0000	1,583.78
157-0015-001-0000	864.00
157-0015-006-0000	864.00
157-0016-005-0000	72.00
157-0016-007-0000	936.00
157-0016-010-0000	72.00
157-0016-016-0000	72.00
157-0021-002-0000	68.03
157-0022-004-0000	144.00
157-0022-005-0000	12,052.92
157-0022-006-0000	720.00
157-0024-002-0000	4,860.48
157-0025-002-0000	1,296.00
157-0025-009-0000	864.00
157-0025-010-0000	360.00
157-0027-003-0000	218.84
157-0027-005-0000	72.00
157-0028-002-0000	215.96
157-0028-004-0000	936.02
157-0032-011-0000	130.26
157-0032-012-0000	130.26

157-0032-016-0000	936.00
157-0032-017-0000	130.36
157-0032-022-0000	567.06
157-0032-024-0000	945.10
157-0032-027-0000	1,563.12
157-0032-029-0000	863.84
157-0033-001-0000	1,728.00
157-0033-004-0000	72.00
157-0033-006-0000	864.00
157-0033-007-0000	3,131.16
157-0033-008-0000	6,992.76
157-0033-009-0000	0.36
157-0034-006-0000	5,923.92
157-0034-008-0000	648.00
157-0034-009-0000	246.83
157-0034-012-0000	2,626.08
157-0034-017-0000	97.18
157-0051-011-0000	216.00
157-0051-016-0000	766.45
157-0052-002-0000	216.00
157-0052-013-0000	288.00
157-0052-016-0000	71.00
157-0052-023-0000	592.00
157-0052-026-0000	864.00
157-0052-033-0000	144.00
157-0054-001-0000	1,573.47
157-0054-004-0000	216.00
157-0055-004-0000	71.92
157-0055-005-0000	7.92
157-0061-006-0000	864.00
157-0061-007-0000	144.00
157-0061-008-0000	130.26
157-0061-010-0000	936.00
157-0062-001-0000	72.00
157-0062-002-0000	288.00
157-0062-002-0000	72.00
157-0062-003-0000	935.84
157-0062-004-0000	4,195.92
157-0062-006-0000	864.00
157-0062-007-0000	864.00
157-0062-009-0000	67.00
157-0063-002-00000	1.00
157-0064-003-0000	864.00

157-0065-001-0000	72.00
157-0065-003-0000	864.00
157-0065-004-0000	72.00
157-0066-001-0000	72.00
157-0067-001-0000	792.00
157-0071-005-0000	287.92
157-0071-018-0000	432.00
157-0072-003-0000	116.21
157-0072-005-0000	216.00
157-0073-002-0000	864.00
157-0073-008-0000	240.00
157-0073-026-0000	348.00
157-0073-031-0000	936.00
157-0231-003-0000	864.00
157-0231-006-0000	270.00
157-0231-008-0000	216.00
157-0231-009-0000	288.00
157-0231-011-0000	864.00
157-0231-012-0000	576.00
157-0231-014-0000	288.00
157-0231-020-0000	432.08
157-0231-021-0000	72.00
157-0231-022-0000	72.00
157-0231-029-0000	9,132.18
157-0232-002-0000	72.00
157-0232-005-0000	72.00
157-0232-006-0000	792.00
157-0232-007-0000	864.00
157-0232-012-0000	360.00
157-0233-003-0000	7.92
157-0234-002-0000	72.00
157-0234-003-0000	864.00
157-0234-017-0000	72.00
157-0240-005-0000	79.00
157-0240-012-0000	158.00
157-0240-015-0000	78.90
157-0240-023-0000	79.00
157-0240-027-0000	948.00
157-0240-035-0000	237.00
157-0240-039-0000	79.00
157-0240-040-0000	79.00
157-0240-052-0000	158.00
157-0240-053-0000	158.00

157-0240-054-0000	79.00
157-0240-058-0000	48.94
157-0240-059-0000	158.00
157-0240-060-0000	79.00
157-0250-001-0000	79.00
157-0250-008-0000	395.00
157-0250-014-0000	79.00
157-0250-014-0000	1,817.00
157-0250-019-0000	948.00
157-0250-020-0000	79.00
157-0250-028-0000	237.00
157-0250-030-0000	245.69
157-0250-037-0000	948.00
157-0260-001-0000	287.52
157-0260-002-0000	270.00
157-0260-003-0000	288.00
157-0260-005-0000	216.00
157-0260-007-0000	70.00
157-0260-008-0000	4.00
157-0260-010-0000	864.00
157-0260-011-0000	864.00
157-0260-012-0000	864.00
157-0260-014-0000	266.00
157-0270-024-0000	864.00
157-0270-025-0000	27.68
157-0270-026-0000	864.00
Total	**107,631.14**

City of Isleton

City Council
Staff Report

DATE: July 13, 2021

ITEM#: 6.B

CATEGORY: Public Hearing

RESOLUTION APPROVING DELINQUENT CAL-WASTE CHARGES FOR THE 2020/2021 FISCAL YEAR AND AUTHORIZING THE CITY CLERK TO FILE SAME WITH THE COUNTY AUDITOR

SUMMARY

RESOLUTION APPROVING DELINQUENT CAL-WASTE CHARGES FOR THE 2020/2021 FISCAL YEAR AND AUTHORIZING THE CITY CLERK TO FILE SAME WITH THE COUNTY AUDITOR

SUBJECT/DISCUSSION

Pursuant to the provisions of Section 5473(a) of the Health and Safety Code a report on delinquent Refuse and Recycling charges has been prepared by the Finance Director and presented to the City Clerk containing a list of Refuse and Recycling charge delinquencies as of June 30, 2021 for the period commencing on concluding on July 1, 2020. As part of its contract with Cal Waste, the City is to place delinquent charges on the property tax rolls. Cal Waste has agreed to pay the City 20% of the process of these charges for City administration.

FISCAL IMPACT:

The City will receive 20% of the delinquent charges. Last year the City received over $1,000.

RECOMMENDATION

Conduct a Public Hearing and to direct staff to file the 2020/2021 Fiscal Year Delinquent Cal-Waste Charges.

ATTACHMENTS:

Resolution No.
Exhibit A

Reviewed by: Charles Bergson, City Manager

Prepared and Submitted by: Yvonne Zepeda, City Clerk

RESOLUTION NO. 021-21

RESOLUTION APPROVING DELINQUENT CAL-WASTE CHARGES FOR THE 2020/2021 FISCAL YEAR AND AUTHORIZING THE CITY CLERK TO FILE SAME WITH THE COUNTY AUDITOR

WHEREAS, the City Clerk by the adoption of Resolution 1236 elected, under the provisions of Section 5473 and 5473(a) of Health and Safety Code, to authorize the collection of delinquent Refuse and Recycling service charges on the tax roll; and

WHEREAS, pursuant to the provisions of Section 5473(a) of the Health and Safety Code a report on delinquent Refuse and Recycling charges has been prepared by the Finance Director and presented to the City Clerk containing a list of Refuse and Recycling charge delinquencies as of June 30, 2021 for the period commencing on July 1, 2020, concluding on June 30, 2021; and

WHEREAS, under the provision of Section 5473.1 of the Health and Safety Code, the City caused a notice of a public hearing on said report to be published in the manner required by Section 6066 of Government Code; and

WHEREAS, at its July 13, 2021 Council meeting on said date the City Council conducted the Public Hearing on said report at which time no protests were received; and

WHEREAS, at the conclusion thereof the City Council closed the hearing on the report; and

WHEREAS, the City Council desires to confirm and approve said report so that the delinquencies listed in said report may be collected on the tax rolls of Sacramento County in the manner provided for by law; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ISLETON AS FOLLOWS:

1. The City Council does hereby approve and confirm, in accordance with all appropriate state laws, in all respects, the report of the delinquent Refuse and Recycling charges for the 2020/2021 fiscal year as presented to it by the City Clerk, which report is attached hereto as Exhibit "A".

2. The City Clerk is hereby authorized and directed to file a copy of said report with the Auditor Controller of Sacramento or such other officer of Sacramento County who is authorized by law to receive a statement endorsed thereon by the City Clerk stating that the

report has been adopted by the City Council, by adoption of this Resolution and said report, is being transmitted to the County of Sacramento for collection on the tax roll as provided in Sections 5473, 5473.4 and 5473(a) of the Health and Safety Code.

PASSED AND ADOPTED, this 13th day of July 2021 by the following roll call vote:

AYES: **Councilmembers:**
NOES: **Councilmembers:**
ABSENT: **Councilmembers:**
ABSTAIN: **Councilmembers:**

_____
Eric Pene, Mayor

ATTEST:

_____
Yvonne Zepeda, Deputy City Clerk

EXHIBIT A

NOTICE OF PUBLIC HEARING OF REPORT ON ISLETON DELINQUENT CAL-WASTE CHARGES COVERING July 1, 2020 THROUGH JUNE 30, 2021
July 13, 2021 @ 6:30 p.m.
Isleton Community Hall 208 Jackson Blvd.
Isleton, California 95641

ALTERNATE 1: **Report of Delinquent Refuse and Recycling Charges as of June 30, 2021 covering fiscal year 2020/2021 has been filed with the Deputy City Clerk.**

ALTERNATE 2: **Based upon the Report of Delinquent Refuse and Recycling Charges as of June 30, 2021 covering fiscal year 2020/2021 the following accounts are delinquent.**

July 2020 to June 2021

City Council	2021 Tax Roll
Staff Report	#VALUE!
157-0052-005-0000	$ 324.55
157-0052-001-0000	$ 177.57
157-0231-015-0000	$ 404.10
157-0062-007-0000	$ 404.10
157-0013-022-0000	$ 508.91
157-0062-006-0000	$ 495.98
157-0062-004-0000	$ 500.86
157-0034-016-0000	$ 525.56
157-0232-007-0000	$ 296.73
157-0040-056-0000	$ 415.26
157-0052-022-0000	$ 339.58
157-0231-022-0000	$ 266.08
	$ 4,659.28

City of Isleton

City Council
Staff Report

DATE: July 13, 2021
ITEM#: 6.C
CATEGORY: Public Hearings

Resolution No. 17-21, of the City of Council of the City of Isleton initiating assessment proceedings, indicating its intention to levy and collect annual assessments, and setting a public hearing date for the City of Isleton Village on the Delta Landscape and Lighting Assessment District No. 2007-1.

BACKGROUND

Village on the Delta Landscaping and Lighting Assessment District (LLAD) was created in 2007 as a means to provide the maintenance for the landscaping and lighting for the Village on the Delta development. The assessments began in 2017. Assessments and costs are reviewed annually.

At its June 8th, 2021 meeting the City Council declared its intent to levy and collect annual assessments, preliminarily approved the Engineer's Report and set the time and date of the public hearing for the subject Landscaping and Lighting District. Council directed that the annual escalation to be is 3.9%.

Staff is at this time presenting City Council with Resolution 17-21 to hold a public hearing and confirm the levy assessment for fiscal year 2021-2022.

DISCUSSION

Last year Council directed that the LLAD is not to provide maintenance of private properties. As the degree of landscaping and required maintenance varies for different areas of the development, this year's assessment will split VOD between East and West assessment rates. The fourteen (14) Western-most properties with more landscaping will be assessed $398.33 per lot. The four (4) Eastern properties will be charged $359.46. Vacant lots will levied $231.74 and Empty lots $19.42.

FISCAL IMPACT

This assessment will generate the funds necessary to landscape and light the Village on the Delta development by properly assessing the properties and allocating the appropriate funds. The level of revenue to be generated for the upcoming fiscal year is approximately $24,000. The US Department of Labor 2019 Consumer Price Index for the past twelve months, Western Region is 3.9%.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution 017-21, Confirming the levy and collection of assessments for the City of Isleton Village on the Delta Landscaping and Lighting Assessment District No. 2007-1 for Fiscal year 2021-22 Pursuant to the Provisions of the Landscaping and Lighting Act of 1972 of the California Streets and Highway Code.

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

ATTACHMENT

1 – Resolution 17-21

RESOLUTION NO. 017-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ISLETON, CALIFORNIA, CONFIRMING THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE CITY OF ISLETON VILLAGE ON THE DELTA LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 2007-1 FOR FISCAL YEAR 2021-22 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 OF THE CALIFORNIA STREETS AND HIGHWAY CODE.

(Pursuant to the Landscaping & Lighting Act of 1972)

WHEREAS, the City Council intends to levy and collect assessments within the City of Isleton Village on the Delta Landscaping and Lighting Assessment District No. 2007-1 during the Fiscal Year 2021-22 and land to be assessed is located in the City of Isleton, Sacramento County; and

WHEREAS, the annual Engineer's Report is filed outlining the proposed budgets, the description of the proposed improvements and/or changes, the boundaries of the assessment district, any zones therein and the proposed assessments upon assessable lots and parcels within the assessment district as required by the Landscape and Lighting Act of 1972; and

WHEREAS, each year the City Council has adopted a resolution confirming diagrams and assessment, and ordering levy of the assessment in the Assessment District for that fiscal year (Resolution No.2017-12 and 2017-14); and,

WHEREAS, the components and the operation and maintenance to be made to the improvements for the upcoming fiscal year 2021-22 in LLAD-2007-1 are generally described as follows: landscaping in the public rights-of-way and public landscape easements between the property and State Route 160, adjacent to the Village on the Delta, landscaping in the public rights-of-way and public easements between the property and Sixth Street, a share of public park maintenance costs for parks serving the development including two basin parks along Sixth Street, maintenance of public street lights along and within the boundaries of the Village on the Delta, and maintenance of the storm water lift station and associated elements; and

WHEREAS, the City's levy of an annual assessment at the prior year's rate in the Assessment District is not subject to the specific procedural requirements under California Constitution, article 13D, section 4, and complies with those provided in Streets and Highways Code sections 22620 through 22631, and Government Code sections 53753; and,

WHEREAS, all interested persons are referred to the Engineer's Report for a full and detailed description of the improvement , the proposed operation and maintenance costs, the boundaries of the LLAD and the proposed assessments upon assessable lots and parcels of land within the LLAD; and

WHEREAS, for Fiscal Year 2021-22, the annual assessment per East residential equivalent dwelling unit is $359.46, per West residential equivalent dwelling unit $398.33, per vacant lot $231.74, per empty lot $19.42 and the annual assessment per live/work unit is $1,486.94; and

WHEREAS, that the Isleton City Clerk is authorized and directed to give the Notice of Hearing as required by the Landscaping and Lighting Act of 1972 for said public hearing; and

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Isleton hereby notices the intention to levy and collect the annual assessments with the City of Isleton Village on the Delta Landscaping and Lighting Assessment District No. 2007-1 during the Fiscal Year 2021-22; and

BE IT FURTHER RESOLVED that in order to take inflation into account, the City Council approves the allowance for an annual increase to estimated assessments in accordance with the annual Consumer Price Index as applied to the San Francisco-Oakland-San Jose county Area for All Urban Consumers as developed by the United States Bureau of Labor Statistics for a similar period of time;

BE IT FURTHER RESOLVED that this Resolution is adopted pursuant to Section 22610 and 22620 et al of the California Streets and Highway Code.

PASSED, APPROVED, AND ADOPTED this 29th day of June 2021, by the following vote:

AYES: Councilmember's

NOES:

ABSTAIN:

ABSENT:

_____

MAYOR, Eric Pene

ATTEST:

_____

DEPUTY CITY CLERK, Yvonne Zepeda

EXHIBIT A

LIST OF PROPERTY OWNERS

CITY OF ISLETON
Village on the Delta
Landscape and Lighting Assessment District No 2007-1

Assessment Diagram No	Assessor's Parcel No.	Property Owner's Name	
1	157-0263-001	DEL VALLE CAPITAL CORP INC	A ✓
2	157-0263-002	DEL VALLE CAPITAL CORP INC	A ✓
3	157-0263-003	DEL VALLE CAPITAL CORP INC	A ✓
4	157-0263-004	DEL VALLE CAPITAL CORP INC	A ✓
5	157-0263-005	DEL VALLE CAPITAL CORP INC	A ✓
6	157-0263-006	DEL VALLE CAPITAL CORP INC	A ✓
7	157-0263-007	DEL VALLE CAPITAL CORP INC	A ✓
8	157-0263-008	DEL VALLE CAPITAL CORP INC	A ✓
9	157-0263-009	DEL VALLE CAPITAL CORP INC	A ✓
10	157-0263-010	DEL VALLE CAPITAL CORP INC	A ✓
11	157-0263-011	DEL VALLE CAPITAL CORP INC	A ✓
12	157-0263-012	DEL VALLE CAPITAL CORP INC	A ✓
13	157-0263-013	DEL VALLE CAPITAL CORP INC	A ✓
14	157-0263-014	DEL VALLE CAPITAL CORP INC	A ✓
15	157-0263-015	DEL VALLE CAPITAL CORP INC ✓	
16	157-0263-016	DEL VALLE CAPITAL CORP INC ✓	
17	157-0263-017	DEL VALLE CAPITAL CORP INC ✓	
18	157-0263-018	DEL VALLE CAPITAL CORP INC ✓	
19	157-0263-019	DEL VALLE CAPITAL CORP INC ✓	
20	157-0263-020	DEL VALLE CAPITAL CORP INC ✓	
21	157-0263-021	DEL VALLE CAPITAL CORP INC ✓	
22	157-0263-022	DEL VALLE CAPITAL CORP INC	A ✓
23	157-0263-023	DEL VALLE CAPITAL CORP INC	A ✓
24	157-0263-024	DEL VALLE CAPITAL CORP INC ✓	
25	157-0263-025	DEL VALLE CAPITAL CORP INC	A ✓
26	157-0263-026	DEL VALLE CAPITAL CORP INC ✓	
27	157-0263-027	DEL VALLE CAPITAL CORP INC ✓	
28	157-0263-028	DEL VALLE CAPITAL CORP INC ✓	
29	157-0263-029	DEL VALLE CAPITAL CORP INC ✓	
30	157-0263-030	DEL VALLE CAPITAL CORP INC ✓	
31	157-0263-031	DEL VALLE CAPITAL CORP INC ✓	
32	157-0263-032	DEL VALLE CAPITAL CORP INC ✓	
33	157-0263-033	DEL VALLE CAPITAL CORP INC ✓	
34	157-0263-034	DEL VALLE CAPITAL CORP INC ✓	
35	157-0263-035	DEL VALLE CAPITAL CORP INC ✓	
36	157-0270-001	DEL VALLE CAPITAL CORP INC ✓	
37	157-0270-002	DEL VALLE CAPITAL CORP INC ✓	
38	157-0270-003	DEL VALLE CAPITAL CORP INC ✓	
39	157-0270-004	DEL VALLE CAPITAL CORP INC ✓	
40	157-0270-005	DEL VALLE CAPITAL CORP INC ✓	
41	157-0270-006	DEL VALLE CAPITAL CORP INC ✓	

Key LLAD lots
A- Active
E - Empty
P – Public
V - vacant

Assessment Diagram No.	Assessor's Parcel No.	Property Owner's Name	
42	157-0270-007	DEL VALLE CAPITAL CORP INC	
43	157-0270-008	DEL VALLE CAPITAL CORP INC	
44	157-0270-009	DEL VALLE CAPITAL CORP INC	
45	157-0270-010	DEL VALLE CAPITAL CORP INC	
46	157-0270-011	DEL VALLE CAPITAL CORP INC	
47	157-0270-012	DEL VALLE CAPITAL CORP INC	
48	157-0270-013	DEL VALLE CAPITAL CORP INC	
49	157-0270-014	DEL VALLE CAPITAL CORP INC	
50	157-0270-015	DEL VALLE CAPITAL CORP INC	
51	157-0270-016	DEL VALLE CAPITAL CORP INC	
52	157-0270-017	DEL VALLE CAPITAL CORP INC	
53	157-0270-018	DEL VALLE CAPITAL CORP INC	
54	157-0270-019	DEL VALLE CAPITAL CORP INC	
55	157-0270-020	DEL VALLE CAPITAL CORP INC	
56	157-0270-021	DEL VALLE CAPITAL CORP INC	
57	157-0270-022	DEL VALLE CAPITAL CORP INC	
58	157-0270-023	DEL VALLE CAPITAL CORP INC	
59	157-0270-024	DEL VALLE CAPITAL CORP INC	A
60	157-0270-025	DEL VALLE CAPITAL CORP INC	A
61	157-0270-026	DEL VALLE CAPITAL CORP INC	A
62	157-0270-027	DEL VALLE CAPITAL CORP INC	A
63	157-0270-028	DEL VALLE CAPITAL CORP INC	A
64	157-0270-029	DEL VALLE CAPITAL CORP INC	
65	157-0270-030	DEL VALLE CAPITAL CORP INC	
66	157-0270-031	DEL VALLE CAPITAL CORP INC	
67	157-0270-032	DEL VALLE CAPITAL CORP INC	
68	157-0270-033	DEL VALLE CAPITAL CORP INC	
69	157-0270-034	DEL VALLE CAPITAL CORP INC	
70	157-0270-035	DEL VALLE CAPITAL CORP INC	
71	157-0270-036	DEL VALLE CAPITAL CORP INC	
72	157-0270-037	DEL VALLE CAPITAL CORP INC	
73	157-0270-038	DEL VALLE CAPITAL CORP INC	
74	157-0270-039	DEL VALLE CAPITAL CORP INC	
75	157-0270-040	DEL VALLE CAPITAL CORP INC	
76	157-0270-041	DEL VALLE CAPITAL CORP INC	
77	157-0280-036	DEL VALLE CAPITAL CORP INC	
78	157-0280-037	DEL VALLE CAPITAL CORP INC	
79	157-0280-038	DEL VALLE CAPITAL CORP INC	
80	157-0280-039	DEL VALLE CAPITAL CORP INC	
81	157-0280-040	DEL VALLE CAPITAL CORP INC	
82	157-0280-041	DEL VALLE CAPITAL CORP INC	
83	157-0280-042	DEL VALLE CAPITAL CORP INC	
84	157-0280-043	DEL VALLE CAPITAL CORP INC	
85	157-0280-044	DEL VALLE CAPITAL CORP INC	
86	157-0280-045	DEL VALLE CAPITAL CORP INC	
87	157-0280-046	DEL VALLE CAPITAL CORP INC	
88	157-0280-001	DEL VALLE CAPITAL CORP INC	
89	157-0040-058	CITY OF BLETON	P
90	157-0280-002	DEL VALLE CAPITAL CORP INC	P
91	157-0280-047	DEL VALLE CAPITAL CORP INC	P
92	157-0280-048	DEL VALLE CAPITAL CORP INC	P
93	157-0270-042	DEL VALLE CAPITAL CORP INC	P

ADD

COPY

Assessment Diagram No.	Assessor's Parcel No.	Property Owner's Name	
94	157-0270-043*	DEL VALLE CAPITAL CORP INC	P ✓
95	157-0040-071*	DEL VALLE CAPITAL CORP INC	P ✓
96	157-0040-004	DEL VALLE CAPITAL CORP INC	E ✓
97	157-0040-005	DEL VALLE CAPITAL CORP INC	E ✓
98	157-0040-043	DEL VALLE CAPITAL CORP INC	E ✓
99	157-0040-044	DEL VALLE CAPITAL CORP INC	E ✓
1[illegible]	1[illegible]-0040-072	DEL VALLE CAPITAL CORP INC	E ✓
1[illegible]	157-0040-073	DEL VALLE CAPITAL CORP INC	E ✓
1[illegible]2	157-0040-021	DEL VALLE CAPITAL CORP INC	E ✓
103	157-0040-040	DEL VALLE CAPITAL CORP INC	E ✓
104	157-0040-015	DEL VALLE CAPITAL CORP INC	E ✓

Copy

CITY of ISLETON

LLAD 2007-1 FY 2021-22

LLAD	EXPENSES		rev 07.09.21					
		Costs Annual	FY21	FY22				
VACANT & EMPTY LOTS								
Labor			$400	$500				
Equip			$400	$400				
Fuel/supplies			$200	$200				
Drainage Basin			$200	$200				
Street sweeping			$200	$200				
Storm Drain clng			$150	$150				
Weed - brush (Clark)			$ 13,000.00	$13,000				
LANDSCAPE Homes		ACTIVE LOTS					Split	
		$/mon				total	West 14	East 4
Labor	pub maintc 18 lots		$3,500	$3,500		$3,500	$2,800	$700
Water			$1,000	$1,500		$1,500	$1,200	$300
Elect lights	15x$8x12		$1,440	$1,440		$1,440	$1,152	$288
Fuel			$200	$225		$225	$180	$45
	subtotal Homes					$6,665	$5,332	$1,333
	Direct subt	$21,315					Lots	
maint, mech			$800	$600			Active-existing home	
cap reserve			$500	$500			Vacant- improved lot	
Eng & Admin			$800	$400			Empty-unimproved lot	
contingency			$500	$500				
	indirect subt			$2,000				
			$23,290	$23,315				

LLAD	REVENUES/ASSESS	FY 2021-22						FY22	ANNUAL
	annual	Direct costs	indirect	ind-distrb	ind-distrb	total- FY22	FY21	asmnt/lot	REVENUE
lot	no.								
	0				$ -	$0.00			
	18			17%	$ 349.51		368.18		
West 14	14	$5,332			$ 244.66	$5,576.66		$398.33	$ 5,576.66
East 4	4	$1,333			$ 104.85	$1,437.85		$359.46	$ 1,437.85
Vacant	69	$14,650.00		67%	$ 1,339.81	$15,989.81	$210.49	$231.74	$ 15,989.81
Empty	9	$0.00		9%	$ 174.76	$174.76	$210.49	$19.42	$ 174.76
Public	7	$0.00		7%	$ 135.92	$ 135.92		$19.42	$ 135.92
		Total				$23,315			$23,315
	103	$14,650	$ 2,000.00		$ 2,000.00				

City of Isleton

City Council
Staff Report

DATE: July 13, 2021

ITEM#: 7.A

CATEGORY: New Business

CITY OF ISLETON REDEVELOPMENT AGENCY OBLIGATION RE-PAYMENT TO RIVER DELTA UNIFIED SCHOOL DISTRICT (RDUSD); DIRECTION

SUMMARY

The City of Isleton wants to set repayment terms to pay its Redevelopment Agency obligation to the River Delta Unified School District (See attached).

DISCUSSION

As discussed with Board President Stone and Superintendent Wright earlier this year, the City of Isleton holds a redevelopment agency debt to RDUSD in the amount of $198,034. This debt was accrued many years back by the City for the benefit of the District; however, the City at that time did not disburse these funds. The City is requesting this obligation be relieved over a period of fifteen years in an amount of approximately $13,000 annually.

Beginning in 2017 the City has undergone a concerted effort to correct its fiscal and ministerial affairs. The City administration inherited a municipal operation that had endured years of multiple adverse economic and administrative irregularities – nearly twenty years of deficit spending, three County Grand Jury investigations, dismissing its police force, accumulating unpaid accounts organizations including State Compensation Insurance Fund, the State Employment Development Department, insurance agencies, special districts, and its redevelopment funds. The City owes redevelopment funds to several public agencies in addition to RDUSD.

Unraveling and solving these problems has been a long process, however, the City is methodically solving each of these problems.

City Manager presented this issue to the RDUSD Board at its June 22nd, 2021 meeting. The Board agreed to formally take action on the issue in August 2021.

FISCAL IMPACT

Repayment of these funds in the amount of $13,000 annually is sought over a period of 15 years.

OPTIONS FOR REPAYMENT

YEARS	AMOUNT
10	$19,803
11	$18,003
12	$16,502
13	$15,233
14	$14,145
15	$13,202

RECOMMENDATION

It is recommended that the City Council offer a repayment plan of $13,000 annually for over a period of 15 years to relieve its redevelopment agency obligation to the River Delta Unified School District.

ATTACHMENT

A. City of Isleton letter to RDUSD, May 6, 2021

Prepared by: Diana O'Brien, Administrative Assistant
Submitted by: Yvonne Zepeda, Deputy City Clerk
Reviewed by: Charles Bergson, City Manager

ATTACHMENT A

City of Isleton

101 Second Street P.O. Box 716 Isleton, California 95641
Tel: 916-777-7770

June 10, 2021

River Delta Unified School District Board Members
River Delta Unified School District (RDUSD)
445 Montezuma Street
Rio Vista, California 95641

RE: City of Isleton, Redevelopment Agency Obligation Repayment
RDUSD Board Meeting June 22, 2021

Dear River Delta Unified School District Board Members,

The City of Isleton has been working over the past few years to stabilize its operations and finances. In the course of this work, the City has encountered past errors to correct and future opportunities to develop. The City seeks the River Delta Unified School District's support in addressing these concerns. The following subjects are submitted for the Board consideration (summary report for each is attached).

1. Terms of repayment of the River Delta Unified School District City of Isleton Redevelopment Agency debt.
2. Support of City zone modification to provide for non-retail manufacturing.
3. Request to lease unused part of Isleton School for municipal boat ramp parking.

The Board's consideration is much appreciated. The Mayor and City Manager plan to attend the Board meeting to present these subjects. Should there be any questions in the interim, please contact this office at 916-777-7770.

Very truly yours,

Charles Bergson, P.E.
City Manager

City of Isleton

City Council
Staff Report

DATE: July 13, 2021
ITEM#: 8.A
CATEGORY: New Business

ENCROACHMENT PERMIT REQUEST 06-21, PARKING SPACE AT WILSON PARK

SUMMARY

Izack Mickens, owner of property addressed as 26 4th Ave, has submitted an encroachment permit to use the North-East corner of Wilson Park immediately behind his property as RV parking. The Encroachment permit request would be renewed annually at cost to Mr. Mickens.

DISCUSSION

Mr. Mickens has proposed putting up a fence to enclose approximately 700 sq. ft. of the North-east corner of Wilson Park.

Staff is recommending that Encroachment Permit 06-21 with the following special conditions:

1. The applicant sign a release of liability with the City to absolve the City from indemnity associated with potential property damage caused by a tree located immediately adjacent to the proposed encroachment.

2. The applicant shall pay a renewal fee of $50 per year after paying the initial encroachment fee of $285.

FISCAL IMPACT:

Negligible increase in revenue associated with permit renewal fee.

RECOMMENDATION:

Staff recommends City Council grant Encroachment Permit 06-21.

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

ATTACHMENTS

1 – Letter of Request
2 – Site Photos with proposed Fence Line
3 – Site Diagram

To whom it may concern,

I am interested in leasing a piece of land owned by the city of Isleton. The property is directly behind my house and shares my back fence. I would like to lease the property to park my recreational vehicle - a 2019 Wilderness travel trailer. This would include 32 feet of property west of 30 Andrus Court and 27 feet of property south of 26 4th Ave. If given permission to lease this property I would surround the area with a 6-foot wood or vinyl fence to protect it from vandalism and break-in. The fencing I would choose would either match our back fence or the fence of 30 Andrus Ct. I do promise to keep the property and fence in good condition and will not let it become a blight on our city. I would like to make an agreement with the city to recognize that the large oak tree would not be my responsibility and I would not be responsible for any damage caused to another party or property it may cause. In addition, it would not be my responsibility to trim the tree and if maintenance were required the city would take on that maintenance.

Thank you for your time and consideration.

Sincerely,

Izack Mickens


Encroachment Permit 06-21
Proposed Location
26 4th Ave

City of Isleton

City Council
Staff Report

DATE: July 13, 2021
ITEM#: 8.B
CATEGORY: New Business

AMERICAN RESCUE PLAN ACT FUND ALLOCATION

BACKGROUND

The American Rescue Plan Act (ARPA) is a federal grant administered by the State Department of Finance to provide local governments relief funds to mitigate the fiscal effects of the Covid-19 emergency. The City of Isleton will be receiving $201,000 to fund a variety of eligible assistance programs.

Staff is presenting City Council with a proposed spending plan for the funds for review and direction.

DISCUSSION

Eligible activities for the grant funds include:

1. Responding to the Covid-19 public health emergency and decrease the spread of the virus
2. Addressing negative economic impacts caused by the emergency
3. Replacement of lost public revenue due to the pandemic
4. Providing premium pay to eligible workers or grants to eligible employers of essential workers
5. Investment in water, sewer, and broadband infrastructure.

Given the above eligible activities, staff is proposing the following spending schedule:

DESCRIPTION	AMOUNT
Health Emergency Support	$20,000
Rental Assistance	$40,000
Lost Public Sector Revenue	$56,000
Sewer Infrastructure	$60,000
Broadband Infrastructure	$25,000
Total Funds	$201,000

FISCAL IMPACT

This action would authorize city staff to receive $201,000 in one-time grant funding.

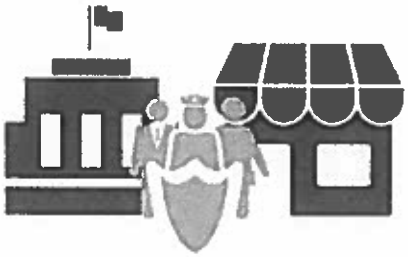
RECOMMENDATION

Staff recommends City Council to review the proposed American Rescue Plan Act allocation.

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

Charles Bergson

From: Charles Anderson <canderson@cacities.org>
Sent: Thursday, June 17, 2021 14:10
To: undisclosed-recipients:
Subject: American Rescue Plan Revenue Loss Calculator Available for California Cities



Guide to Local
RECOVERY
Vibrant cities. Strong economies.

#calcitiesdelivers

LEAGUE OF CITIES

June 17, 2021

TO: Mayors, Council Members, City Managers, and Fiscal Officers
FR: Melanie Perron, Deputy Executive Director of Advocacy and Public Affairs
RE: American Rescue Plan Revenue Loss Calculator Available for California Cities

The League of California Cities, alongside a team of city finance professionals and the California Society of Municipal Finance Officers (CSMFO), has created a revenue loss calculation tool that will help California cities comply with the regulation set forth by the U.S. Department of the Treasury in spending their allocations of American Rescue Plan Act (ARPA) funding.

The ARPA established the Coronavirus State Fiscal Recovery Fund and Coronavirus Local Fiscal Recovery Fund to provide support to State, local, and Tribal governments responding to the impacts of COVID-19 on their communities, residents, and businesses. The U.S. Department of the Treasury outlined several eligible uses for the funds, including revenue loss.

In order to determine the amount of revenue that may be used under the "revenue loss" provisions of category "C" of the U.S. Department of the Treasury Guidance, a recipient agency must calculate its revenue loss under ARPA's provisions and the implementing rules issued by the Department.

The new tool developed by Cal Cities and CSMFO incorporates the latest U.S. Department of the Treasury Department's Guidance and its applicability to local government finance in California as understood by our team of finance professionals.

Two versions of the calculator have been prepared to provide cities the option of using fund basis (modified accrual) or government-wide (full accrual) financial records. This is a 1.0 version of the calculator. It will be updated and improved as the guidance evolves. Cities will be able to calculate revenue at multiple points throughout the program.

Revenue Loss Calculator (Government-wide - Full Accrual)

Revenue Loss Calculator (Fund Basis - Modified Accrual)

For more information on revenue loss calculations and eligible uses prescribed by the U.S. Treasury, please review pages 9-12 of the Treasury Department Frequently Asked Questions (Updated June 10, 2021).

City officials looking for additional information about the American Rescue Plan Act and additional tools for recovery can visit the Cal Cities Guide to Local Recovery webpage.

For comments or questions on the calculation tool, please do not hesitate to email covid-19@cacities.org.

City of Isleton

City Council
Staff Report

DATE: July 13, 2021

ITEM#: 8.C

CATEGORY: New Business

PUBLIC WORKS DUMP TRUCK; DIRECTION

SUMMARY

Public Works Dump Truck is not fully operable for public service. Vehicle was obtained in the year 2000. The reverse doesn't work and it has cost the City money to keep up with on-going repairs.

DISCUSSION

The City received the following quotes for a new dump truck:

Vendor	Description	Cost
Rio Vista Ford	Super Duty F-550-+DRW	$78,582.75
Downtown Ford	2022 Ford F450 Reg Cab Chassis CNG	$74,808.85
Sonsray Machinery	Ford F550 ¾-YD Dump	$74,192.36

All these trucks are about the same size and have the same operating abilities.

FISCAL IMPACT

The final payment was sent out for the backhoe this week which the City now has fiscal capacity to purchase a new dump truck. Staff is requesting direction to negotiate final terms with best offer and submit application for another lease agreement with Community Leasing for this dump truck.

Fiscal impact for the City is estimated to be $8,000 - $10,000 annually.

RECOMMENDATION

Staff is requesting direction to negotiate final terms for best offer and submit application for a lease agreement with an equipment lease company.

ATTACHMENTS

A. Rio Vista Ford Quote
B. Downtown Ford Quote
C. Sonsray Machinery Quote

Prepared by: Diana O'Brien, Administrative Assistant
Submitted by: Yvonne Zepeda, Deputy City Clerk
Reviewed by: Charles Bergson, City Manager

ATTACHMENT A

PublicWorks

From: ken adgate <riovistaford@yahoo.com>
Sent: Wednesday, July 07, 2021 11:56 AM
To: publicworks@cityofisleton.com
Subject: 2021 Ford F550 dump body

https://www.riovistaford.com/new/Ford/2021-Ford-Super+Duty+F-550+DRW-89b98d050a0e0ae85f1750cf2fca774c.htm

Deal Number:	34769	17) SMOG CERTIFICATE:	
1) Contract Date:	07/07/21	18) DMV Additional Fee:	
2) Fin Inst:	CASH	19) SERVICE CONTRACT:	
3) Cust Name:	?	20) GAP:	
4) Stock Number:	13041	21) SALES TAX:	8.7500% $ 6,322.75
5) CASH PRICE:	$ 53,292.00		
6) PAINT & FABRIC:		**22) **TOTAL DUE**:**	**$ 78,582.75**
7) CALIF TIRE FEE:			
8) ALARM:			
9) Rebate:			
10) ACCESSORIES:	$ 18,883.00		
11) Cash Down:			
12) Cancel Option:			
13) Trades:			
14) DOC FEE:	$ 85.00		

Ken Adgate Jr
Rio Vista Ford
Rio Vista Dodge,Chrysler,Jeep &Ram
1010 State HWY 12
Rio Vista,CA 94571

P#707-374-6411
F#707-374-6608
riovistaford@yahoo.com

ATTACHMENT B

DOWNTOWN FORD SALES
525 N16th Street, Sacramento, CA. 95811
916-442-6931 fax 916-491-3138

QUOTE No. **42622**

QUOTE

Customer

Name: CITY OF ISLETON - PUBLIC WORKS
Address: 101 2ND ST
City: ISLETON State: CA Zip: 95641
Phone: ATTN: DIANA O'BRIEN

DATE: 4/26/2021
SALES REP: KAYLA DEAN
PHONE: 916-717-0362
FOB: ISLETON

Qty	Description	Unit Price	TOTAL
1	2022 FORD F450 REGULAR CAB CHASSIS CNG	$44,763.00	$44,763.00
	CLIN 32		
	EXTERIOR COLOR: WHITE		
OPTIONS			
1	CHANGE TO 205" WB/ 120" CA	$600.00	$600.00
1	LIMITED SLIP REAR AXLE	$388.00	$388.00
1	BACKUP ALARM	$141.00	$141.00
1	DAYTIME RUNNING LIGHTS	$45.00	$45.00
1	HD SERVICE SUSPENSION	$127.00	$127.00
1	SKID PLATES	$428.00	$428.00
1	SPARE TIRE/WHEEL/JACK	$375.00	$375.00
1	REAR VIEW CMERA PREP KIT	$535.00	$535.00
1	TRAILER BRAKE CONTROLLER	$273.00	$273.00
1	EXTRA KEY	$299.00	$299.00
1	EXTRACARE WARRANTY 5YR/100K/$0 DEDUCT	$2,565.00	$2,565.00
1	DOC FEE	$85.00	$85.00
	I AM WORKING ON GETTING A FEW DIFFERENT QUOTES ON DUMP BEDS TO GIVE YOU OPTIONS		
	SALES TAX CALCULATED AT 8.75% BASED ON REGISTRATION ADDRESS		

SubTotal	$50,624.00
DELIVERY	$200.00
SALES TAX	$4,429.60
CA Tire Tax	$12.25
TOTAL	$55,265.85

Payment Details

- ○ Cash
- ◉ Check
- ○ Credit Card

Name
CC #
Expires

Office Use Only

$500 DISCOUNT WITH PAYMENT IN 20 DAYS!

SIGNATURE *DATE*

Enoven Truck Body & Equipment

5125 Caterpillar Rd
Redding, CA 96003
530-605-4198

Quote #: 59331

Date: 4/27/2021
CustID: 31462

Thank you for the opportunity to quote your business, please call if you have any questions.

Cash Sale

Attn: Patrick

Qty>=	Description	Unit Price	Ext Price
1	**Dump Body: Enoven "E-Series", EWD-116-1824-BF**	$17,155.00	$17,155.00

(REQUIRES 84" C/A)

- Capacity: 4.5 to 5.9 Cubic Yards
- Floor: 7ga, Crossmemberless with 7" X 7ga trapezoidal long sills
- Sides: 10ga, 18" Tall Fold Down Sides
- Tailgate: 10ga Inner Panel with 12ga Outer Panel, 24" Tall Manual Release dump through with "Quick Release" top hinges for fold down position and (1) center mounted patch gate
- Headboard: 10ga, 40" Tall with window cutout and tapered cab shield
- 6" Bolt on Spreader Apron
- LED Marker/Clearance and ID Lamps installed in body
- OEM S/T/T/BU and License Plate lamp at end of frame
- "ENOVEN" Mud Flaps
- Body Primered and Painted White

- Champion CS615T-11 Underbody Electric Double Acting Subframe Hoist giving 9tons lifting capacity
- Pendant control in cab
- Body prop, Body up lamp in dash, back up alarm

- Installed and Certified

1	**Accessories: 1/2" Buck Plate and Hitch**	$779.00	$779.00

- 2.5" Receiver Tube
- (2) 1/2" D-rings
- 7-way RV Trailer Socket
- Integrated underride protection
- Painted Black

1	**Accessories: Manual Pull Tarp System**	$959.00	$959.00

- Open System mounted to back of headboard
- Black Mesh Tarp

Qty>=	Description	Unit Price	Ext Price
1	**Accessories: Toolbox, 48"** - 48" X 18" X 18" Steel Underbody Tool Box Mounted to frame rail, passenger Side - Painted White	$650.00	$650.00
1	**Sales Tax (8.75%)** TBD ON FINAL INVOICE	$0.00	$0.00

TOTAL	$19,543.00

This Quote is good for 30 days Acceptance of this Quote is confirmed and accepted by issuance of a Purchase Order, signing and returning this Quote, and/or delivery of a truck chassis to Enoven. This quotation was made expressly upon your request and is confidential and non transferablee. If provided, estimated delivery dates are estimates only; actual delivery dates depend on a variety of factors that may/may not be within the direct control of Enoven. FUEL SERVICE CHARGE - IF A TRUCK IS DELIVERED WITH LESS THAN 1/4 TANK OF DIESEL/GASOLINE OR LESS THAN 1,500PSI CNG, A $100 00 FUEL SERVICE CHARGE WILL BE ADDED TO THE FINAL INVOICE. For complete Terms and Conditions please go to www enoven com

Terms of Sale:
COD

Enoven Truck Body & Equipment

Authorized by: vsaelor

Date 4/27/2021

Printed: 4/27/2021 12:59:09 PM

ATTACHMENT C

SONSRAY MACHINERY

WE MOVE MOUNTAINS. CALIFORNIA NEVADA OREGON WASHINGTON

CASE CONSTRUCTION

1751 Bell Ave · Sacramento · CA · 95838 TEL: (916) 649-0096
www.SonsrayMachinery.com

Ship To: ISLETON, CITY OF
P.O. BOX 716
ISLETON CA 95641
Invoice To: ISLETON, CITY OF
P.O. BOX 716
ISLETON CA 95641

Attention: Joe Fonbuena

Sacramento
April 29, 2021
ISLET001

wtingley-0112
9167777770
Purchase Order:

Sales Person: Walter Tingley

EQUIPMENT QUOTE/SALES ORDER

Ford F550 3/4-YD DUMP — Serial #: TBD Stock #: TBD — $68,485.72

F550 Specifications:
6.7 L V8 Diesel engine W-300 Hp W-660 torque / 5-Speed Auto Trans W-OD
Hydraulic Brakes / 19,500 GVW / 40-gallon fuel tank / Driver & passenger bench seat
Fords XL trim package, A-C, P-S, AM-FM Radio / White in Color
Dump Specifications:
Designed for extreme use. All steel gauges have been increased for greater durability.
10Ga. High grade steel sides and ends 17" / 10Ga. High grade steel floor
Fully boxed top rail / 3" structural steel cross members on 16" centers
5" structural channel longitudinal / EZ-Latch Tailgate / Fully boxed & braced perimeter tailgate
6" vertical side braces / All appearance corners have radius bends - ¼" cab shield W-window
1" top and bottom hinge pins / HR 520 hoist W-sub frame-class 20 / Ph 8 - 2" combo hitch assembly
Primer and Painted black in color

Quoted Price	$68,485.72
Sales Tax 7.75 %	$5,307.64
Processing Fee	$ 399.00
Cash Due or Finance Amount	$74,192.36

NOTICE TO PURCHASER

Caution. Do not sign this contract before you thoroughly read both pages 1 and 2 of it or if it contains blank spaces, even if otherwise advised.
You are entitled to an exact and completely filled in copy of this Sales Order when you sign it. Keep it to protect your legal rights.
Store Manager signature required for final acceptance of Sales Order.

THIS AGREEMENT IS SUBJECT TO THE ADDITIONAL TERMS AND CONDITIONS ON THE REVERSE SIDE. CUSTOMER HAS HAD THE OPPORTUNITY TO READ THE TERMS OF THIS AGREEMENT PRIOR TO SIGNING.

Purchaser's Signature _____ Sales Consultant _____ Date _____

Print Name _____ Date _____ Accepted By _____ Date _____

1. This is a cash transaction. If the Purchaser so requests prior to acceptance, the Cash Due on Delivery may be financed as a time sale transaction, subject to credit approval. If this transaction becomes a time sale, Purchaser agrees (1) to make payments pursuant to the Sonsray Machinery Accounts Receivable System Agreement, which is incorporated into this Purchase Order by reference, and (2) that Seller retains a security interest in the goods described herein until all obligations of Purchaser are paid in full and discharged.

2. When trade-in equipment is not to be delivered to the Seller until delivery of the equipment purchased by this order, the trade-in equipment may be reappraised at that time and such reappraisal value shall determine the allowance made for such trade-in equipment. When the reappraised value is less than the original trade-in allowance shown on this form, the purchaser may terminate this order; however, this right of termination must be exercised prior to delivery of the equipment by Seller and surrender of the trade-in equipment to Seller.

3. The prices which Purchaser will pay for the new equipment set forth on the reverse side hereof shall be based upon the Case dealer price in effect on date of delivery of the new equipment. In the event Case dealer's price is changed prior to delivery, the purchase price shall be adjusted accordingly. If such price change results in an increase, purchaser has the option of canceling the order in writing immediately on being notified thereof.

4. The Seller shall be excused if delivery is delayed or rendered impossible by differences with workmen, strikes, work stoppages, car shortages, delays in transportation, inability to obtain labor or materials and also by any cause beyond the reasonable control of Seller, including but not restricted to acts of God, floods, fire, storms, acts of civil and military authorities, war and insurrections.

5. Purchaser shall keep the property free of all liens, taxes, encumbrances and seizure or levy, shall not use same illegally, shall not damage, abuse, misuse, abandon or lose said property, shall not part with possession thereof, whether voluntarily or involuntarily or transfer any interest therein or remove same out of the county or filing district in which Purchaser resides as indicated herein without the prior written consent of Seller, shall keep said property insured in such amounts and with such insurer as may be acceptable to Seller with any loss payable to Seller as his interest in the property may appear.

6. Time is of the essence of this contract and if purchaser fails to comply with any of the terms and conditions hereof or defaults in the payment of any installment hereunder or under any renewal or renewals hereof, or in the payment of interest or defaults in the payment of any installment due under any other indebtedness of contract held by the Seller or Assignee, or if proceedings are instituted against Purchaser under any bankruptcy or insolvency law or Purchaser makes an assignment for the benefit of creditors or if for any reason the Seller deems himself insecure and so declares all payments heretofore made by Purchaser shall be retained by the seller and all indebtedness hereunder shall become immediately due and payable, with or without notice, together with all expenses of collection by suit or otherwise, including reasonable attorney fees and Seller may, without notice or demand, take possession of the equipment set forth on the reverse hereof, or any additions to, replacements of, or any proceeds from said equipment or may render the property unusable or Seller may require Purchaser to assemble the property and make it available at a place designated by Seller. Seller may resell the retaken property at public or private Sale in accordance with the Uniform Commercial Code or applicable state or provincial law. After deducting reasonable expenses for retaking, repairing, holding, preparing for sale, other selling expenses including attorney fees and legal expenses, the remaining proceeds of Sale shall be credited upon the amount of indebtedness remaining unpaid hereunder, and Purchaser agrees to pay any deficiency upon demand by Seller, any surplus, however, shall be paid to Purchaser. Said retaking or repossession shall not be deemed rescission of the contract. Seller may exercise any other rights and remedies provided by applicable law.

7. No waivers or modifications hereof shall be valid unless written upon or attached to this contract. Waiver or conditions of any breach or default hereunder shall not constitute a waiver of any other or subsequent breach or default. Payments received by Seller are to be applied first to delinquent interest and then to principal.

8. The remedies provided for herein are not exclusive and any action to enforce payment shall not waive or affect any of the holder's rights to have recourse to the property. The transfer of this contract shall operate to pass a security interest in the property as security for the payment hereof.

9. Any provision of this contract prohibited by the laws of any state, the United States, any province of Canada, shall be ineffective to the extent of such prohibition without invalidating the remaining portions of the contract.

10. Each maker, endorser, guarantor and surety hereon severally waives presentment, demand protest, and notice of non-payment and all defenses of want of diligence in collection and bringing suit. This contract shall be binding upon and shall insure to the benefit of the parties hereto and their respective heirs, personal representative, successors, and signs.

11. Buyer authorizes Seller to insert the Serial and/or model numbers of the goods set forth on the reverse side hereof for the purposes of identifying said goods. The seller may correct patent errors herein.

City of Isleton

101 Second Street, Isleton, California 95641

CITY MANAGER REPORT

Date: 09 July 2021

To: Mayor & City Councilmembers

From: Charles Bergson, City Manager

Re: City Manager Report for 13 July 2021 Council meeting

Covid 19 – City Operations
City has relieved the COVID state of emergency declared last year.

The Delta West Paving project. Work is to begin the latter part of July. There have been delays due to modifications in the asphalt specifications. The Local Road Safety Project is set to have an initial meeting with Staff during the last week of July.

Geologic Hazard Abatement District (GHAD) – The City plans on having an open public forum on Saturday 14 August from 10 am to noon at the Community Center to discuss forming a Geologic Hazard Abatement District in Isleton. GHAD's are public agencies formed by communities to provide prevention and funding to address hazardous geologic conditions, which includes flooding. Forming a GHAD has the potential of dropping the average homeowner's flood insurance rates over 50%.

Community Center reopens – The City has made the Community Center available to the public again. In the interest of caution, the Center is being leased at no greater than 50% capacity and the City will be cleaning and disinfecting the Center weekly.

The City has been working with the Delta Protection Commission to apply for National Telecommunications Infrastructure Administration, Broadband Infrastructure Program. This project is to upgrade the broadband service in the California Delta. Representative from the Delta Protection Commission will be presenting this program to the City at a future meeting.

Permit Parking District – Second Street, Main Street – Staff is preparing the legislation and budget for this proposed district. Expect to bring to Council within the month.

The City Staff has made several attempts to meet with the Sheriff to meet on the emergency order for the Hotel Del Rio Hotel. Staff will continue in this effort to get the Sheriff at a meeting with the Hotel Del Rio owner.

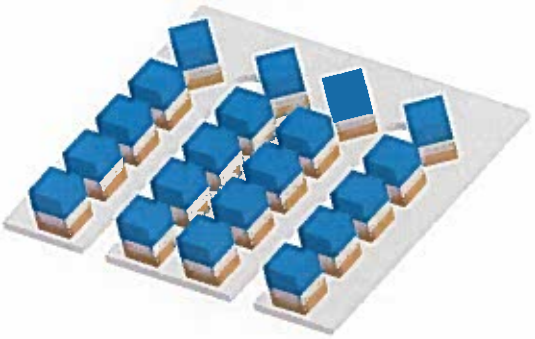
A draft copy of the General Plan Housing Element is attached. The current cannabis business status list is attached.

Respectfully, Charles Bergson, P.E.

cm report 071321.doc

HOUSING

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



DRAFT

CITY OF ISLETON GENERAL PLAN UPDATE

PAGE INTENTIONALLY BLANK

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

PAGE INTENTIONALLY BLANK

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 GeneralPlan, 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

DRAFT

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 tothe 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 anyemployee 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 withState 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 bejustified 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 (CASF)*
  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.*

DRAFT

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