

## CITY OF ISLETON

### Planning Commission Meeting Minutes

Tuesday, September 7<sup>th</sup>, 2021 at 6:30pm

208 Jackson Boulevard

Isleton, California 95641

TELECONFERENCE AND OR IN PERSON MEETING

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#### 1. OPENING CEREMONIES

A. Welcome & Call to Order – Chair Jack Chima called to order 6:30pm.

B. Pledge of Allegiance

C. Roll Call

PRESENT: Planning Commissioner's Mandy Elder, Michelle Burke, Chris Jones, Robert Jankovitz, Chair Jack Chima, and City Manager Charles Bergson.

#### 2. AGENDA CHANGES OR DELETIONS

ACTION: None.

#### 3. PUBLIC COMMENT

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

ACTION: None.

#### 4. COMMUNICATION

A. Withdrawal Declaration of State of Emergency issued on March 18, 2021 pursuant to Isleton Municipal Code Section 5.40.060 as required by California Government Code Section 8558.

ACTION: Information only.

#### 5. CONSENT CALENDAR

A **SUBJECT:** Approval of Minutes of the Regular Planning Commission Meetings of June 1<sup>st</sup> and July 6<sup>th</sup>, 2021.

**RECOMMENDATION:** Planning Commission review and approve draft minutes of the Regular Planning Commission Meetings of June 1<sup>st</sup> and July 6<sup>th</sup>, 2021.

**ACTION:** Planning Commissioner Mandy Elder motion to approve draft minutes of the Regular Planning Commission Meeting of June 1, 2021. Planning Commissioner Michelle Burke second the motion. **AYES:** Planning Commissioner Mandy Elder, Michelle Burke,

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

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

Robert Jankovitz. NEOS: None. ABSTAIN: Planning Commissioner's Chris Jones and Chair Jack Chima. ABSENT: None. PASSED 3-2. Planning Commissioner Chris Jones motion to approve draft minutes of the Regular Planning Commission Meeting of July 6, 2021. Planning Commissioner Mandy Elder second the motion. AYES: Planning Commissioner's Mandy Elder, Michelle Burke, Chris Jones, Robert Jankovitz, and Chair Jack Chima. NOES: None. ABSTAIN: None. ABSENT: None. PASSED 5-0.

## **6. NEW BUSINESS**

- A. SUBJECT:** Conditional Use Permit 11-18 Minor Revision Adding Accessory Refrigerator Unit; WTO Essentials, Applicant

**RECOMMENDATION:** approve WTO Essentials' request to amend CUP 11-18 as a minor revision.

**ACTION:** Planning Commissioner Robert Jankovitz motion to approve WTO Essential's request to amend CUP 11-18 as a minor revision. Planning Commissioner Chris Jones second the motion. AYES: Planning Commissioner's Mandy Elder, Michelle Burke, Chris Jones, Robert Jankovitz, and Chair Jack Chima. AYES: Planning Commissioner's Mandy Elder, Michelle Burke, Chris Jones, Robert Jankovitz, and Chair Jack Chime. NOES: None. ABSTAIN: None. ABSENT: None. PASSED 5-0.

- B. SUBJECT:** Tentative Tract Map 21-01, 501 6th Street

### **RECOMMENDATION:**

1. Concur with the findings of the project's Initial study which concludes the no significant impacts will occur as a result of the project and negative declaration in accordance with the California Environmental Quality Act (CEQA) shall be prepared; and
2. Adopt Planning Commission Resolution PC 02-21, approving Tentative Tract Map 21-01.

**ACTION:** Tabled.

- C. SUBJECT:** Isleton Historic Review Board Appointment

**RECOMMENDATION:** Appoint one (1) member to the Isleton Historic Review Board.

**ACTION:** Planning Commissioner Mandy Elder motion to appoint Planning Commissioner Chris Jones to Isleton Historic Review Board. Planning Commissioner Robert Jankovitz second the motion for Chris Jones to be appointed to the Isleton Historic Review Board. AYES: Planning Commissioner's Mandy Elder, Michelle Burke, Robert Jankovitz, and Chair Jack Chima. NOES: None. ABSTAIN: Planning Commissioner Chris Jones. ABSENT: None. PASSED 4-1.

## **7. COMMISSION REPORTS AND COMMITTEE UPDATES**

- A. Commission Chair Jack Chima – None.
- B. Commissioner Robert Jankovitz – None.

- C. Commissioner Chris Jones – Last Tuesday, Aug. 31, 2021, workshop Delta National Heritage Park.
- D. Commissioner Michelle Burke – Brown Act compliance and Revenue 16, 17 and 18.
- E. Commissioner Mandy Elder – Code Enforcement.

**8. STAFF GENERAL REPORTS AND DISCUSSION**

Planner's Report – Copy of Updated 2021-2029 Housing Element Policy Document

**9. ADJOURNMENT**

AYES:

NOES:

ABSTAIN:

ABSENT:

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CHAIR, Jack Chima

ATTEST:

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DEPUTY CITY CLERK, Yvonne Zepeda



# City of Isleton

## Planning Commission Staff Report

DATE: December 7, 2021

ITEM#: 6.A

CATEGORY: New Business

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**CONDITIONAL USE APPLICATION; 400 H STREET, WTO ESSENTIALS, INC.**

### **SUMMARY**

WTO Essentials has made application for a manufactured use on H Street between Union Street and Sixth Street. A copy of WTO Essential's application material is enclosed.

### **DISCUSSION**

This application is still under planning review. The City's consulting planner, Price Planning, is preparing a report to the Commission on this report that is due the middle of December. Staff is forwarding this material so that the Commission can become familiar with the project and provide direction and comments. WTO Essential has an existing conditional use permit for its operation on 14719 Highway 160.

### **FISCAL IMPACT**

There is no fiscal impact associated with this report.

### **RECOMMENDATION**

Staff recommends that the Planning Commission review the WTO Essentials proposal and provide comment and direction.

### **ATTACHMENT:**

Submittal from Charles Smith, WTO Essentials Inc.

Prepared by: Charles Bergson, City Manager





## Yvonne Zepeda

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**From:** Charles Smith <chaz@friendlyfarmsca.com>  
**Sent:** Wednesday, December 01, 2021 9:25 AM  
**To:** Yvonne  
**Subject:** Fwd: WTO CUP application H Street  
**Attachments:** WTO Essentials the BLOC CUP application.docx

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**From:** Charles Smith <chaz@friendlyfarmsca.com>  
**Sent:** Tuesday, November 9, 2021 12:36:25 PM  
**To:** cbergson@cityofisleton.com <cbergson@cityofisleton.com>  
**Cc:** c1d1 labs <c1d1labsllc@gmail.com>; Darrin Gatto <darrin@friendlyfarmsca.com>; sebastian maldonado <isletoncali@hotmail.com>  
**Subject:** WTO CUP application H Street

Chuck,

I hope all is well with you. We greatly appreciate your guidance on the CUP process. I have attached my CUP application for the project on H street. Please take a look and let me know if I am missing anything. I can issue payment for this immediately and would like to get the ball rolling ASAP so we can get on the meeting schedules. We are getting the owner authorization later today, this should complete the needs list. Thank you for your help, I look forward to starting this build.

Thank you,  
Chaz Smith

**THE BLOC**

High Quality Cannabis Products  
Manufactured at Scale

**WTO Essentials, Inc.**

Isleton, CA

**Commercial Cannabis Application  
Supplemental Information  
Manufacturing Facility**





# City of Isleton

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

## COMMERCIAL CANNABIS PERMIT APPLICATION

Please complete this form in order to begin the process of planning and approving your potential cannabis business. In addition to this form a non-refundable planning fee of \$4,100 is required in order to file and process this application.

CUP App. No.:

General Information

Project Address(es) or Location(s): **101 H Street (400 H Street), Isleton, CA 95641**

Current Zoning: **Mixed-Use**

Assessor Parcel No.:

Applicant Name: **WTO ESSENTIALS, INC**

Phone: **(916) 390-2982**

Email: **CSmith@wtoessentials.com**

Property Owner? (If no, provide contact info below): **PROPERTY OWNER  
AUTHORIZATION ATTACHED**

Indicate all of the State Licenses you are seeking in conjunction with this application:

- Type 1 - Cultivation; Specialty outdoor; Small.
- Type 1A - Cultivation; Specialty indoor; Small.
- Type 1B - Cultivation; Specialty mixed-light; Small.
- Type 2 - Cultivation; Outdoor; Small.
- Type 2A - Cultivation; Indoor; Small.
- Type 2B - Cultivation; Mixed-light; Small.
- Type 3 - Cultivation; Outdoor; Medium.
- Type 3A -Cultivation; Indoor; Medium.
- Type 3B - Cultivation; Mixed-light; Medium.
- Type 4 -Cultivation; Nursery.
- Type 6 - Manufacturer 1.
- ~~Type 7 - Manufacturer 2.~~
- Type 8 -Testing.
- Type 10 - Dispensary; General.
- Type 10A - Dispensary; No more than three retail sites.
- ~~Type 11 - Distribution.~~
- Type 12 - Microbusiness.

WTO ESSENTIALS  
ARTICLES OF INCORPORATION

4124536

FILED <sup>Print</sup>  
Secretary of State  
State of California

MAR 13 2018

IPC

ARTICLES OF INCORPORATION OF  
WTO ESSENTIALS

ARTICLE I

The name of the corporation is WTO ESSENTIALS.

ARTICLE II

The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

ARTICLE III

The initial agent for service of process is Paracorp Incorporated.

ARTICLE IV

The initial street address of the corporation is 6232 Sunmist Way, Citrus Heights CA 95621.

ARTICLE V

This corporation is authorized to issue one class of shares to be designated Common Stock. The total number of shares of Common Stock the corporation has authority to issue is 10,000,000 with par value of \$0.00001 per share.

ARTICLE VI

The board of directors of the corporation is expressly authorized to make, alter, amend or repeal the bylaws of the corporation.

ARTICLE VII

Section 1. *Limitation of Directors' Liability.* The liability of the directors of the corporation for monetary damages shall be eliminated to the fullest extent permissible under California law.


Section 2. *Indemnification of Corporate Agents.* The corporation is authorized to provide indemnification of agents (as defined in Section 317 of the California Corporations Code) through bylaw provisions, agreements with agents, vote of shareholders or disinterested directors or otherwise, in excess of the indemnification otherwise permitted by Section 317 of the California Corporations Code, subject only to the applicable limits set forth in Section 204 of the California Corporations Code with respect to actions for breach of duty to the corporation and its shareholders.

Section 3. *Repeal or Modification.* Any repeal or modification of the foregoing provisions of this ARTICLE VII by the shareholders of the corporation shall not adversely affect any right or protection of an agent of the corporation existing at the time of such repeal or modification.

ARTICLE VIII

Except as provided in ARTICLE VII above, the corporation reserves the right to amend, alter, change or repeal any provision contained in this Articles of Incorporation, in the manner now or hereafter prescribed by statute, and all rights conferred upon shareholders herein are granted subject to this reservation.

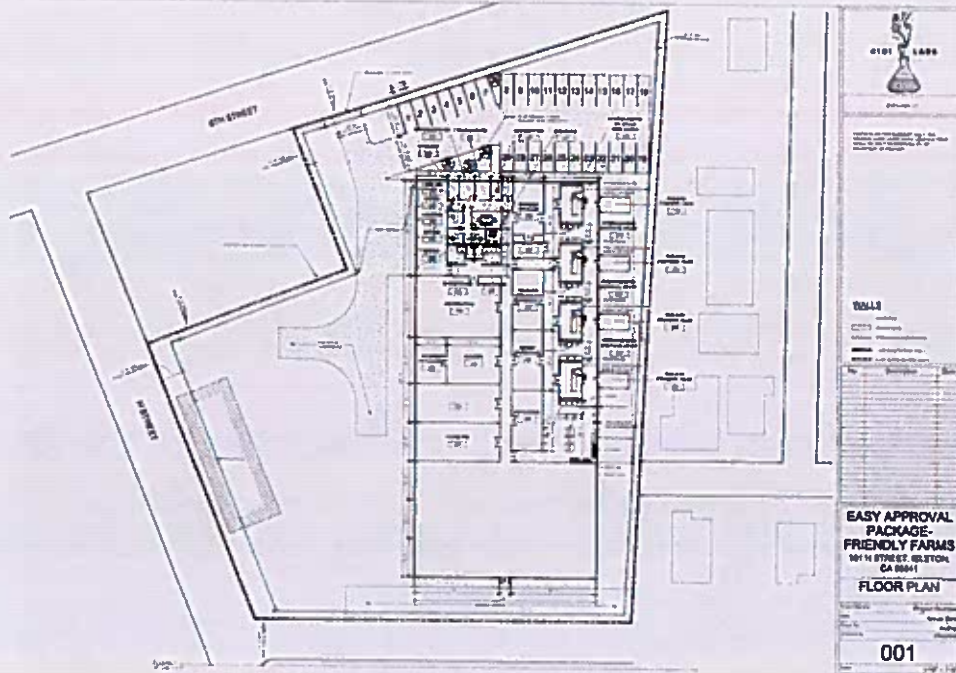
**WTO ESSENTIALS, INC**  
**STATEMENT OF INFORMATION**

	<b>State of California</b> <b>Secretary of State</b>  <b>Statement of Information</b> (Domestic Stock and Agricultural Cooperative Corporations) <b>FEES (Filing and Disclosure): \$25.00.</b> If this is an amendment, see instructions. <b>IMPORTANT - READ INSTRUCTIONS BEFORE COMPLETING THIS FORM</b>	<b>S</b>	<p align="center"><b>G198982</b></p> <p align="center"><b>FILED</b></p> <p align="center">In the office of the Secretary of State of the State of California</p> <p align="center"><b>NOV-28 2018</b></p> <p align="right">This Space for Filing Use Only</p>	
<b>1. CORPORATE NAME</b> WTO ESSENTIALS				
<b>2. CALIFORNIA CORPORATE NUMBER</b> C4124536				
<b>No Change Statement (Not applicable if agent address of record is a P.O. Box address. See instructions.)</b> <b>3. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement of information has been previously filed, this form must be completed in its entirety.</b> <input type="checkbox"/> If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 17.				
<b>Complete Addresses for the Following (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)</b>				
<b>4.</b>	STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE 7889 LICHEN DRIVE #104, CITRUS HEIGHTS, CA 95621	CITY	STATE	ZIP CODE
<b>5.</b>	STREET ADDRESS OF PRINCIPAL BUSINESS OFFICE IN CALIFORNIA, IF ANY 7889 LICHEN DRIVE #104, CITRUS HEIGHTS, CA 95621	CITY	STATE	ZIP CODE
<b>6.</b>	MAILING ADDRESS OF CORPORATION, IF DIFFERENT THAN ITEM 4	CITY	STATE	ZIP CODE
<b>Names and Complete Addresses of the Following Officers (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)</b>				
<b>7.</b>	CHIEF EXECUTIVE OFFICER/ DARRIN GATTO	ADDRESS 7889 LICHEN DRIVE #104, CITRUS HEIGHTS, CA 95621	CITY	STATE ZIP CODE
<b>8.</b>	SECRETARY CHARLES SMITH	ADDRESS 7889 LICHEN DRIVE #104, CITRUS HEIGHTS, CA 95621	CITY	STATE ZIP CODE
<b>9.</b>	CHIEF FINANCIAL OFFICER/ CHARLES SMITH	ADDRESS 7889 LICHEN DRIVE #104, CITRUS HEIGHTS, CA 95621	CITY	STATE ZIP CODE
<b>Names and Complete Addresses of All Directors, including Directors Who are Also Officers (The corporation must have at least one director. Attach additional pages, if necessary.)</b>				
<b>10.</b>	NAME CHARLES SMITH	ADDRESS 7889 LICHEN DRIVE #104, CITRUS HEIGHTS, CA 95621	CITY	STATE ZIP CODE
<b>11.</b>	NAME DARRIN GATTO	ADDRESS 7889 LICHEN DRIVE #104, CITRUS HEIGHTS, CA 95621	CITY	STATE ZIP CODE
<b>12.</b>	NAME	ADDRESS	CITY	STATE ZIP CODE
<b>13.</b>	NUMBER OF VACANCIES ON THE BOARD OF DIRECTORS, IF ANY: 0			
<b>Agent for Service of Process</b> If the agent is an individual, the agent must reside in California and Item 15 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 15 must be left blank.				
<b>14.</b>	NAME OF AGENT FOR SERVICE OF PROCESS JASUN C MOLINELLI			
<b>15.</b>	STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL 7889 LICHEN DRIVE #104, CITRUS HEIGHTS, CA 95621	CITY	STATE	ZIP CODE
<b>Type of Business</b>				
<b>16.</b>	DESCRIBE THE TYPE OF BUSINESS OF THE CORPORATION MANAGEMENT AND CONSULTING			
<b>17. BY SUBMITTING THIS STATEMENT OF INFORMATION TO THE CALIFORNIA SECRETARY OF STATE, THE CORPORATION CERTIFIES THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.</b>				
<b>11/28/2018</b>	<b>CHARLES SMITH</b>	<b>CFO</b>		
DATE	TYPE/PRINT NAME OF PERSON COMPLETING FORM	TITLE	SIGNATURE	
SI-200 (REV 01/2013) <span style="float:right">Page 1 of 1</span> <span style="float:right">APPROVED BY SECRETARY OF STATE</span>				

**WTO ESSENTIALS, INC  
SITE PLAN**



## FLOOR PLAN



### WTO ESSENTIALS, INC SUPPLEMENTAL INFORMATION 14719 Highway 160, Isleton, CA 95641



- Mixed Use
- Outside of sensitive use area
- 30,00000 s.f. Manufacturing

## **BUSINESS DESCRIPTION**

WTO Essentials, Inc is organized as a California Corporation in the State of California. The articles of incorporation were filed with the Secretary of State. Our ownership team includes cannabis entrepreneurs with expertise in cannabis extraction and agriculture. WTO Essentials produces the Friendly Farms brand.

Friendly Farms manufactures preeminent quality cannabis cartridges and concentrates. The award winning brand plans to operate a state of the art manufacturing facility at 101 H street, Isleton, CA 95641.

The existing warehouse is 3,500 square feet. The phased development will include tenant and site improvements, including 80 dedicated parking spaces including 3 ADA parking spaces.

## **HOURS OF OPERATION**

The manufacturing facility will operate from 4:00 a.m. through 9:00 p.m., seven days a week. We will eventually want to operate 24 hours a day.

## **DESCRIPTION OF ON-SITE MACHINERY**

- Odor control System, UV Ultra Violet Ozone 8 Units UVONAIR CD -1200 X 20 Units, 18-to 48" Inch collection HVAC upper wall fans, pull out air flow inside vent exhaust fans
- HVAC Systems, 12 GMP Mini split AC/Heat units
- Security Systems Cameras, Surveillance compliant 120 day backup system with 24 hour battery backup and 72 Camera's, walkie talkies, WIFI system, monitors
- Generator 120/208V 3 Phase NG (Natural Gas 45KW Generac/Zoro/Stand by Generator
- 2 Fork lifts- cat v18-188
- Extraction Equipment, 4 Extraction Booths – C1D1 labs custom booth; 4 Extractors- C1D1 Labs custom closed loop (certified); LP Recovery Pump - Master Vapor Pump - MVP; Purging Oven - Across International -Vacuum Oven 7.5 Cu Ft; 40Purging Ovens – 10 Across International - Vacuum Oven 1.9 Cu Ft; Oven Vacuum/Pump- Atlas Copco - GVD 28; 4 Air Compressor- Central Pneumatic - 125 psi; 4 Freezers – Mr. Winter 20x20; Water Heater, 2 Icon hash washers

## EXTRACTION PROCESS

Butane closed loop extraction

Mechanical Separation

Ethanol Extraction

## CANNABIS PRODUCTS PRODUCED

- Concentrates
- Vape Cartridges
- Infused/ non infused pre-rolls
- Cannabis edibles
- Packaged flower
- Lotions, ointments

## EMPLOYMENT

50 - 200 employees; 3-12 Management; 40+ entry level

## DESCRIPTION OF STORED CHEMICALS

Reagent	Quantity Stored On Site
Acetone 99% Technical Grade UN:1090	10 gal
IsoPrOH 99% UN:1219	50 gal
Nitrogen (Gas) UN:1066	1000 Cu Ft
Nitrogen (Liquid) UN:1977	0 lbs
Butane/Propane (70/30) UN:1965	1200 lbs
CO2 (Solid) UN:1845	10000 lbs

## OWNERSHIP INFORMATION/ARTICLES OF INCORPORATION

NAME	ENTITY	CORPORATION NO.
Darrin Gatto (50%)	WTO Essentials	C4124536
Charles Smith (50%)	WTO Essentials	C4124536

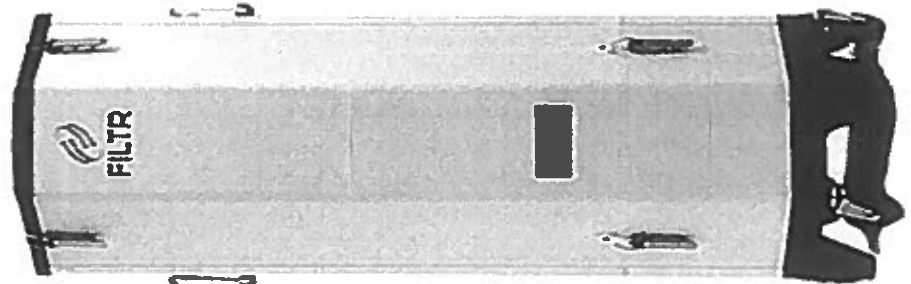


## **ODOR CONTROL**

The Manufacturing facility will ensure that it does not emit a detectable odor. Specifically, odor control at the manufacturing facility will be handled by mechanical air cleaning within the building. The FILTR revolution 115 and Object Disinfection System will feature a state-of-the-art powered air scrubber that will remove the odors associated with cannabis manufacturing. Utilizing a combination of charcoal filters and ultraviolet (UV) lighting, the scrubber will filter air that is then exhausted, at a rate of approximately 45 pascals of air, through the normal HVAC system to the outside.

This system has been proven to effectively filter objectionable odors from a wide variety of facilities, including hospitals, smoking environments, and garbage rooms. It features roof-top units that are designed to maximize energy efficiencies through smart technology and a powerful, easy to use unit controller.

Each unit treats approximately 1,500 square feet of space; therefore, our proposed structure will require a minimum of 3 units for manufacturing. This system will control odors that may be emitted during the manufacturing of cannabis extracts.



## **SECURITY PLAN**

### **Intrusion Detection System**

- All points will be tested at the local level.
- All points will be inspected for damage.
- Connection to the Central Station will be verified.
- A report will be created covering all services per quarter.

### **Access Control System**

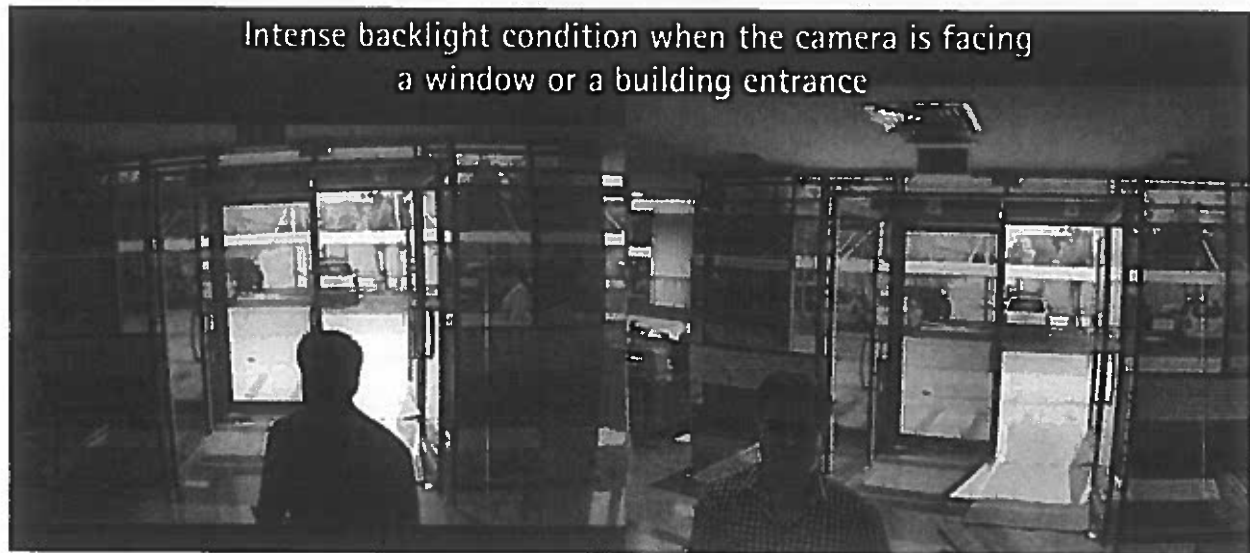
- All access points will be tested.
- The access control server will be inspected.
- Software update if available will be applied.
- Batteries will be verified in proper working order.
- A report will be created providing covering all services per quarter.



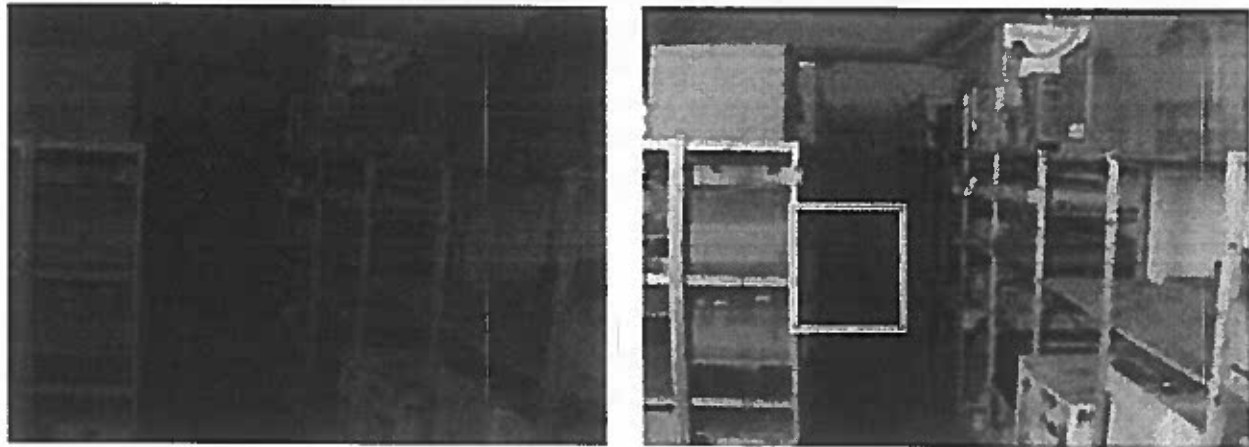
### **Electronic Video Surveillance**

- All cameras will be cleaned.
- All cameras views will be verified and adjusted if needed.
- Recording servers and drive integrity will be inspected.
- Software updates if available will be applied.
- ADT communication connections to the Police department will be verified.

### Video Surveillance Utilizing Wide Dynamic Range



### Video Surveillance Cameras Utilizing Day/Night Functionality



### ACCESS CONTROL SYSTEM DESCRIPTION

The proposed access control system will be a non-proprietary, LTS door access controller. LTS components are used for many access control uses within many cannabis companies. In the event the access control software company's service falls inadequate, the entire system can be reset and have all user access revoked. This will create a secure system to depend on for cannabis activity containment.

## **ACCESS CONTROL SYSTEM DEVICES**

Movement within each area of the facility will be tightly controlled. All main access doors and doors to the manufacturing areas will require card readers with keypads. Card reader doors shall be monitored by a DPDT balanced magnetic switches. These contacts will allow the door to be monitored by both the access control system and the intrusion system from a single balanced magnetic switch. Single doors will require (1) balanced magnetic switch. The doors will also be equipped with a request to exit by integrated hardware. All locking hardware leading into the building and secure areas shall be commercial grade. (*The locksets will not require power to unlock*). In the event of a power loss or failure of the system, the door will remain secure through deadbolt locks. Free egress will always be allowed. All perimeter doors shall be monitored and will alarm at the access control workstation to provide an immediate notification of a breach by text message or audible alarm.

## **CREDENTIALS AND ACCESS LEVELS**

Only permitted employees will be allowed into respective areas of the facility in which their access levels are assigned. All card reader equipped doors will require the employee or respective personnel to present the proper credential and enter their unique pin code to gain access. If an employee was to lose a card, it shall be reported immediately to the Security Manager. The card shall be deactivated from the system and the employee will be provided a new credential with a new unique pin code. The main purpose of dual authentication, is to prevent an individual from gaining access to areas if a credential is lost or stolen. All access levels shall be created unique, named logically, and shall not share common access areas with restricted access areas. Proximity cards shall not be used as technology has surpassed the credential and can easily be copied.

## **ACCESS CONTROL BADGING SYSTEM**

Security personnel issuing badges shall be equipped with a badge printer. Each employee will have their picture taken behind a yellow back drop. Each badge will require a unique template created for the premises. Credentials shall not be handed out without the proper badge template and portrait of the employee.

## **INTRUSION DETECTION SYSTEM**

The selected security systems integrator will install, maintain, and use a professionally monitored intrusion detection system to meet the following requirements:

- The system shall report to a UL listed central monitoring station at the Signal transmission will be via dedicated telephone line with cellular backup module.
- The control panel shall be an enterprise level burglar alarm control panel;

- At a minimum, the system shall provide coverage of all facility entrances and exits, rooms with exterior windows, rooms with exterior walls, roof hatches, skylights, and storage room(s) the contain safe(s).
- The system shall have an estimated (3) duress buttons installed for personnel in common areas.
- The duress button shall be *silent* not to aggravate the individual causing the duress situation.

### SITE PHOTOS





# City of Isleton

## Planning Commission Staff Report

DATE: December 7, 2021

ITEM#: 6.B

CATEGORY: New Business

### SIGN APPLICATION, DOCK SIGN, ISLETON CHAMBER OF COMMERCE

#### SUMMARY

The City has received a request to place a sign at the Isleton waterfront. A copy of the sign is attached.

#### DISCUSSION

The proposal from the Chamber of Commerce is to have the City's waterfront identified to boating traffic on the Sacramento River. The pertinent section of the Isleton Municipal Code is provided below regarding signs, City Zoning Code section 1204, Regulation of Signs and Outdoor Advertising.

##### *D.Regulation of signs within the C districts.*

*1.Purpose and application:* The purpose of sign regulation within the C districts is to avoid unsightly, inharmonious, competing, cluttered and hazardous location and appearance of signs, and to encourage the replacement of existing non-conforming signs. Sign regulations of this section shall apply to any permitted or conditional use listed within a C district.

*2.Maximum total aggregate area in the CC district: Primary frontage:* An allowable minimum sign area of up to 50 square feet shall be permitted for each primary building frontage (portion of building occupied by the business and facing a street), regardless of the width of such primary building frontage. A maximum total sign area, not to exceed 350 square feet, shall be permitted for each primary building frontage based on two square feet of sign area for each lineal foot of primary building frontage occupied by the business.

*Secondary frontage:* An allowable minimum sign area of up to 35 square feet shall be permitted for each secondary building frontage (portion of building occupied by the business and facing an alley, an adjacent building, parking lot, or the like), regardless of the width of such secondary frontage. A maximum total sign area, not to exceed two hundred (200) square feet, shall be permitted for each secondary frontage based on one square foot of sign area for each lineal foot of secondary building frontage occupied by the business. ...end of section.

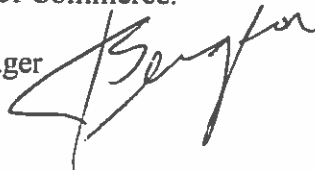
The proposed sign is 8.33 square feet. Staff finds that this sign complies with the City code and recommends approval.

#### FISCAL IMPACT

There is no fiscal impact associated with this report.

**RECOMMENDATION** Staff recommends that the Planning Commission review and approve the Dock Sign proposal from the Chamber of Commerce.

Prepared by: Charles Bergson, City Manager







## Yvonne Zepeda

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**From:** Isleton Chamber of Commerce <isletonchamber@frontier.com>  
**Sent:** Monday, November 15, 2021 11:31 AM  
**To:** 'Yvonne Zepeda'  
**Cc:** Road Motors  
**Subject:** FW: Dock Signs  
**Attachments:** Dock Sign PDF-final.pdf

Can you put me on the next planning commission meeting agenda. Thanks. Jean

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**From:** eric.nakai@akamaisignco.com [mailto:eric.nakai@akamaisignco.com]  
**Sent:** Tuesday, November 9, 2021 6:52 AM  
**To:** 'Isleton Chamber of Commerce'  
**Subject:** Dock Signs

Hi Jean,

Sorry about the delay. I still cannot find any emails from you since the last time I sent you the drawings. Here it is. I will figure out the additional cost for the stands and the sponsor decal on the back. Should have that to you later today.

Thank You,

Eric Nakai

Akamai Signs & Graphics  
209.598.9183





40"



*City of Isleton*

**PUBLIC DOCK  
AND  
FISHING PIER**



30"

