

## CITY OF ISLETON

### Planning Commission Meeting Minutes

Tuesday, September 6, 2022 at 6:30pm

208 Jackson Boulevard

Isleton, California 95641

TELECONFERENCE MEETING OR IN PERSON

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This meeting will be held via teleconference or in person, pursuant to Executive Order N-29-20 issued by the State of California Executive Order by Governor Gavin Newsom on March 17, 2020. All members of the public interested in participating in this ZOOM meeting are invited to join by phone or online teleconference. To attend meeting by phone, dial 408-638-0968 (do not put a 1 before the number), Personal Meeting ID 337-903-7904# and Personal ID just hit # and then Passcode 123456#. For computer log in follow the link below.

<https://us02web.zoom.us/j/3379037904?pwd=MUM2cnZrdzJMVTBUQ0EyTUd4S2kzZz09>

Phone Dial In: 408-638-0968

Meeting ID: 337 903 7904

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#### 1. OPENING CEREMONIES

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

B. Pledge of Allegiance

C. Roll Call

PRESENT: Planning Commissioner's Mandy Elder, Michelle Burke, Ruby Fowler, Joe Kessner, Jack Chima, City Manager Charles Bergson, Planner Gary Price.

#### 2. AGENDA CHANGES OR DELETIONS

ACTION: Planning Commissioner Michelle Burke request to take #8 after.

#### 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: Don Cain – Items placed on agenda.

#### 4. COMMUNICATION

A. Letter to Planning Commission from David Silva, Owner of SOS Storage regarding Michelle Burke Property on 6<sup>th</sup> Street.

**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.

ACTION: No comments.

## 5. CONSENT CALENDAR

- A **SUBJECT:** Approval of Minutes of the Special Planning Commission Meeting of February 15, 2022 and April 13, 2022 and the Regular Planning Commission Meeting of April 5, 2022.

**RECOMMENDATION:** Planning Commission review and approve draft minutes of the Special Meeting of February 15, 2022 and April 13, 2022 and the Regular Planning Commission meeting of April 5, 2022.

**ACTION:** Planning Commissioner Michelle Burke motion to approve draft minutes of the Special Meeting of February 15, 2022. Chair Jack Chima second the motion. **AYES:** Planning Commissioner's Michelle Burke, Jack Chima. **NOES:** None. **ABSTAIN:** Planning Commissioner's Mandy Elder, Joe Kessner and Ruby Fowler. **ABSENT:** None.

Planning Commissioner Mandy Elder motion to approve draft minutes of the Special Planning Commission Meeting for April 13, 2022. Planning Commissioner Michelle Burke second the motion. **AYES:** Planning Commissioner's Mandy Elder, Michelle Burke, Jack Chima. **NOES:** None. **ABSTAIN:** Planning Commissioner's Joe Kessner and Ruby Fowler. **ABSENT:** None.

Regular Meeting of April 5, 2022 Tabled.

## 6. NEW BUSINESS

- A. "Nuts and Bolts" of Planning and Environmental Review Workshop.

**ACTION:** Gary Price gave the presentation.

## 7. COMMISSION REPORTS AND COMMITTEE UPDATES

- A. Commission Chair Jack Chima – Gave copy of League of California Cities to Planning Commissioner's. Responsibilities and role.
- B. Commissioner Ruby Fowler – Building Permits and building inspector.
- C. Commissioner Joe Kessner – None.
- D. Commissioner Michelle Burke – Compassionate Comparable/compatible use. Conditional Use Permits – preferably cannabis for review. Basic address for zoning. State mandate we have a list. Chuck is compiling a list and map.
- E. Commissioner Mandy Elder – Listing of new permits. ABC for siding. CEO.

## 8. STAFF GENERAL REPORTS AND DISCUSSION

## 9. ADJOURNMENT

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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**CHAIR,** Jack Chima

# City of Isleton

City Council  
Staff Report

DATE: November 1, 2022

ITEM#: 7.A

CATEGORY: New Business

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## RECREATIONAL VEHICLE RESORT, THE MEADOWS, 501 JACKSON STREET, STATUS REPORT ON CONDITIONAL USE PERMIT APPLICATION

### SUMMARY

The subject project was requested to be reviewed by Planning Commission Kessner. The Planning Commission report of February 15, 2022 is enclosed.

### RECOMMENDATION

There is no recommendation.

### ATTACHMENTS

- A. Planning Commission Report of February 15, 2022 on the Meadows RV Park Conditional Use Permit Application.

Submitted by Charles Bergson, City Manager





# City of Isleton

## Special Planning Commission Staff Report

DATE: February 15, 2022

ITEM#: 7.A

CATEGORY: New Business

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

#### SUMMARY

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

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

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

#### FISCAL IMPACT

There is no fiscal impact associated with this action.

#### RECOMMENDATION

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

Reviewed by: Charles Bergson, City Manager

Submitted by: Yvonne Zepeda, Deputy City Clerk

## **Yvonne Zepeda**

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

Hi Chuck,

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

Attachments include:

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

Thanks,  
Sandeep Lidder



# City of Isleton

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

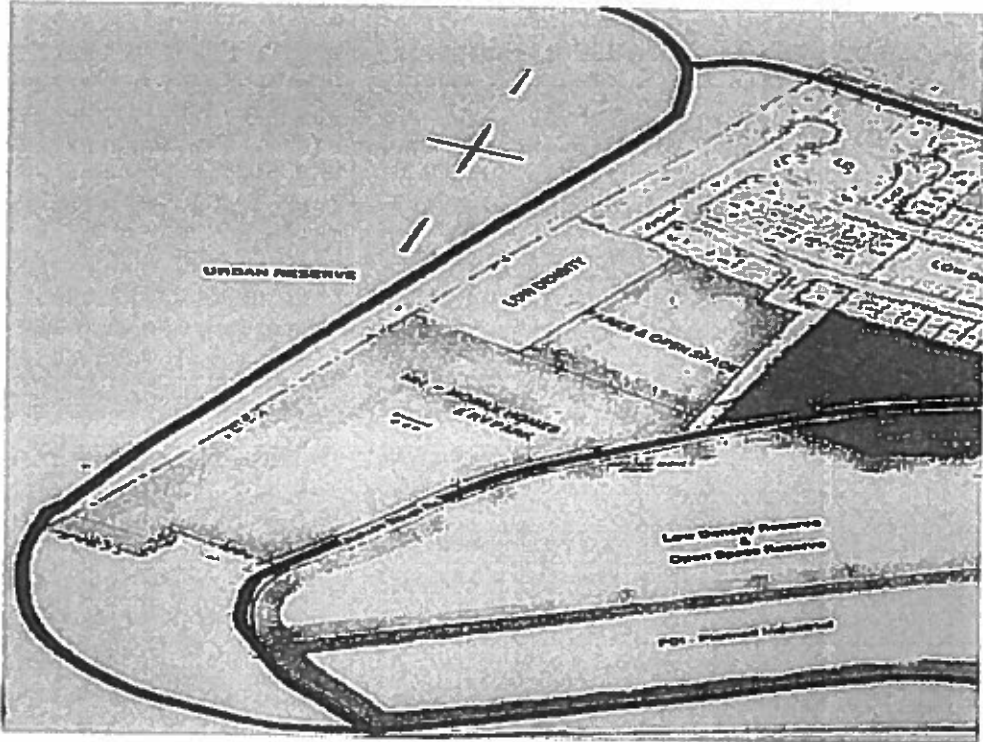
## PERMIT FOR CONDITIONAL USE APPLICATION

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

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

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

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





# The Meadows at Isleton – Luxury RV Resort

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

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

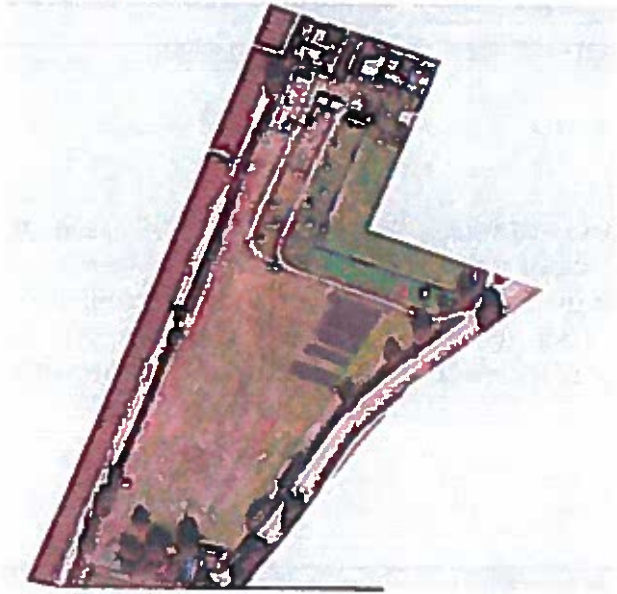
## Project:

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

Figure 1: Ariel View of the Project site



**Figure 2: Detailed view of the Project site**



**Figure 3: Proposed Site Plan**

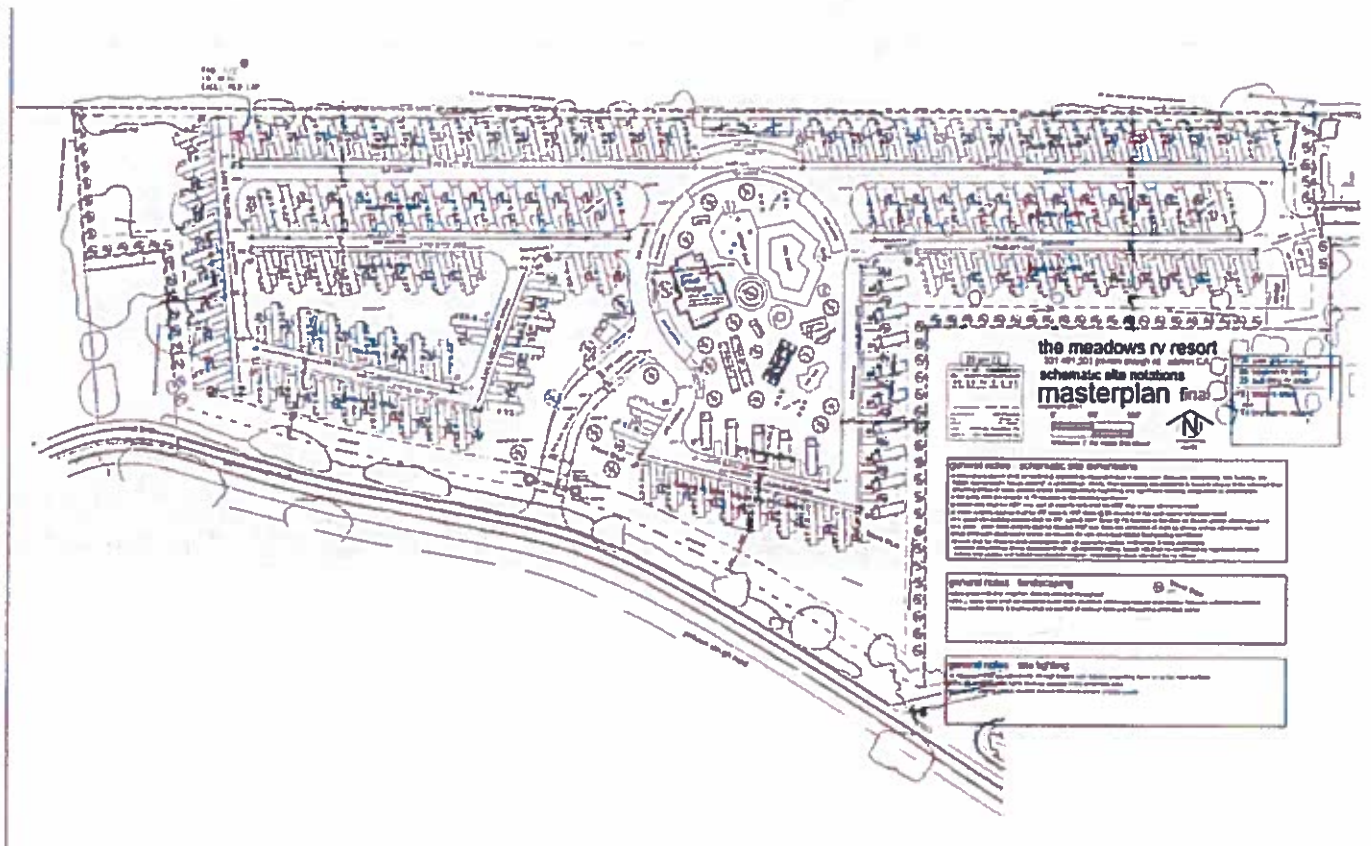


Figure 4: Detailed view of the amenities area

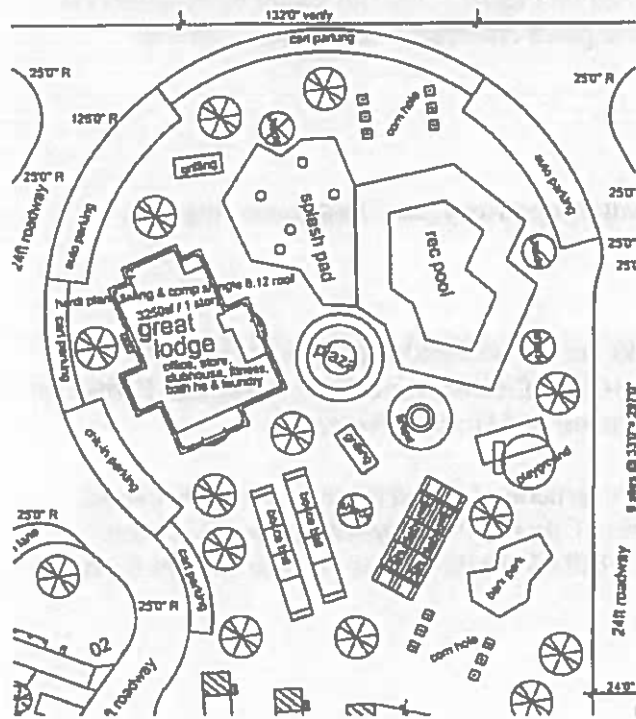
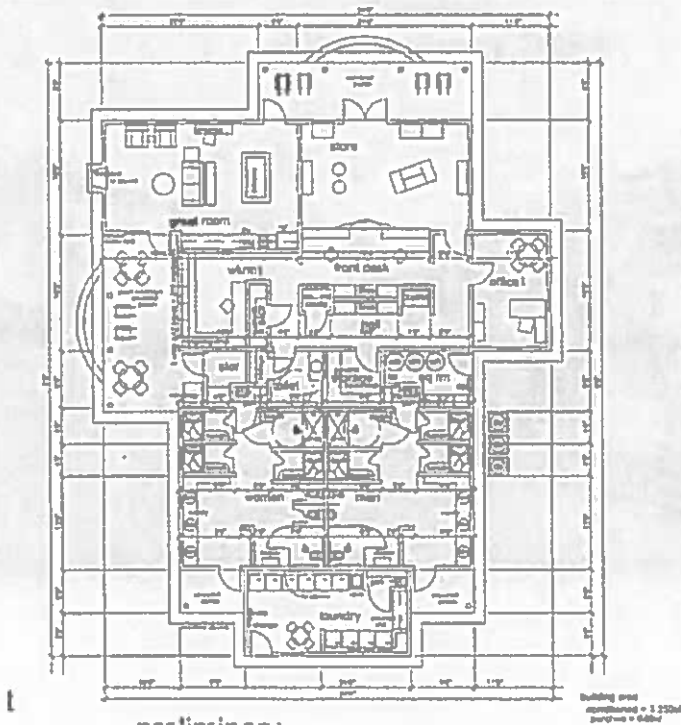


Figure 5: Preliminary Floor Plan of the Great Lodge





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

**Utilities:**

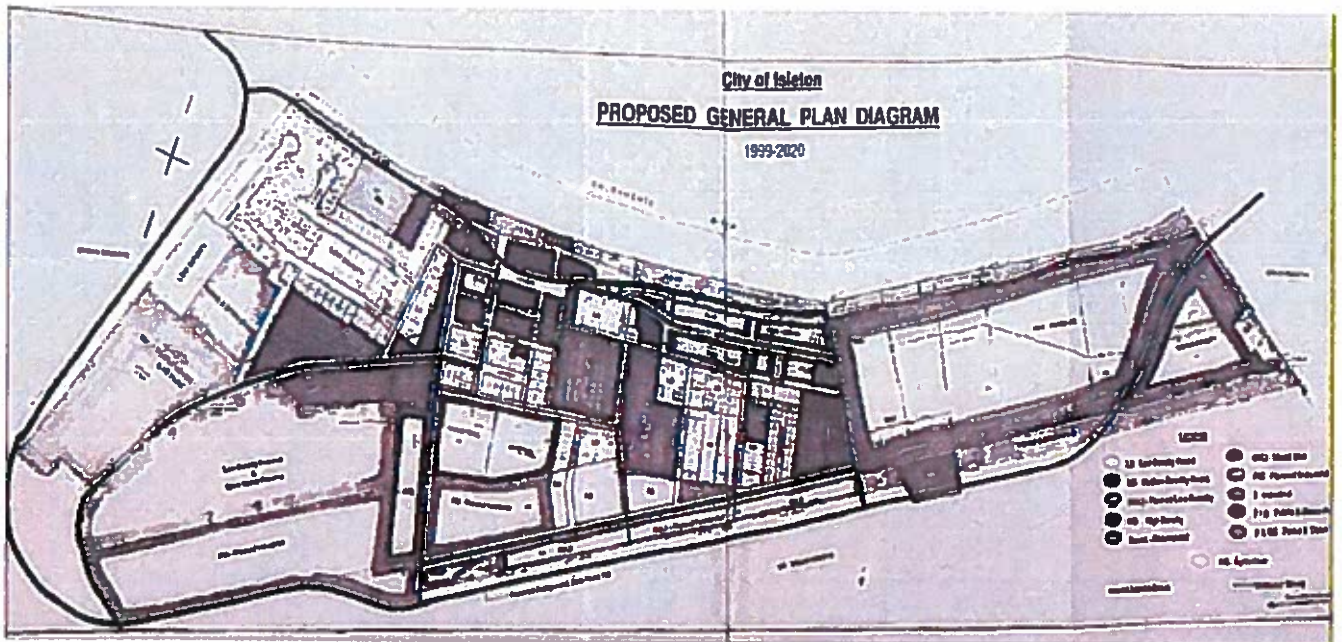
Each RV site would have utility hook-ups for water, electricity, and wastewater disposal.

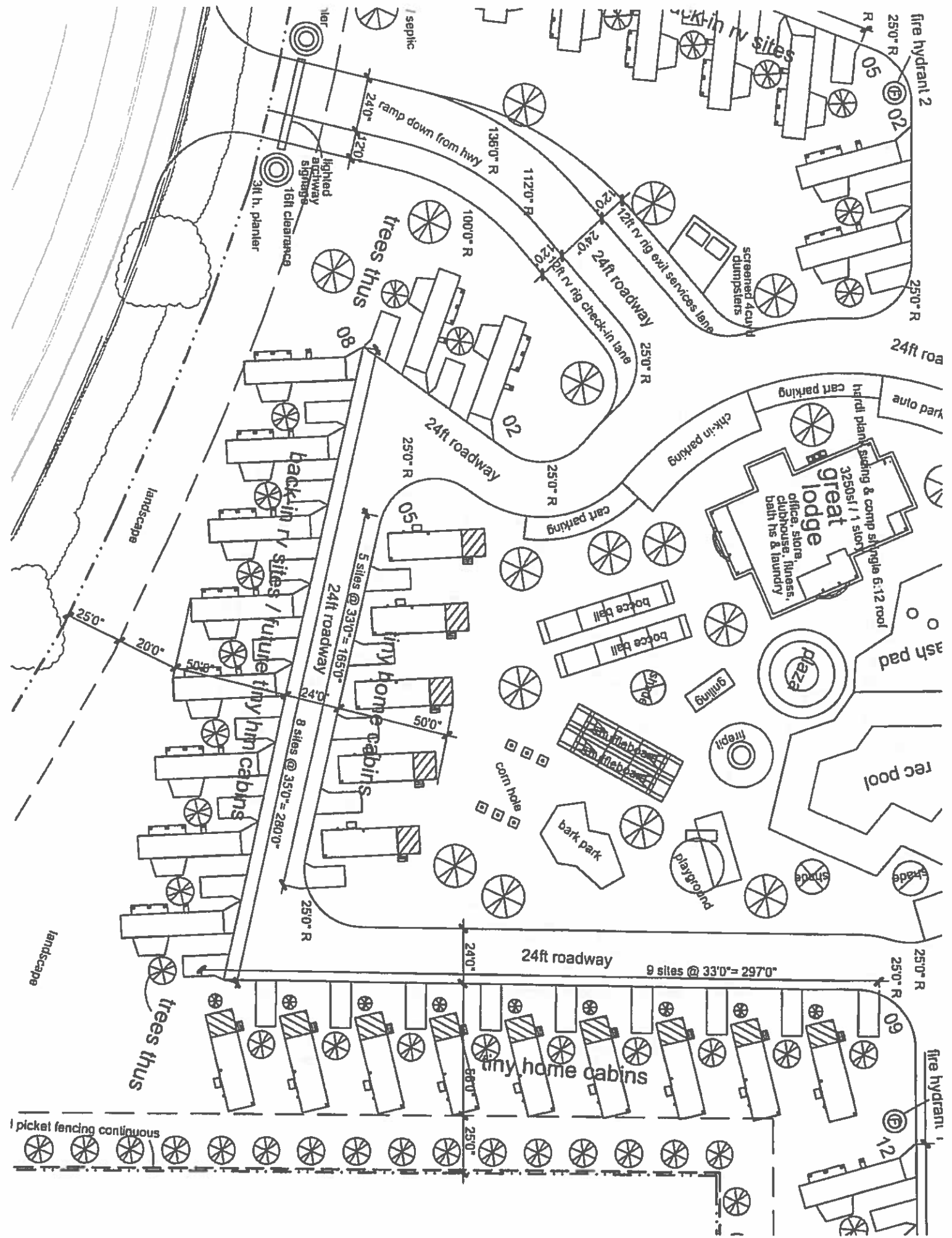
**General Plan and Zoning:**

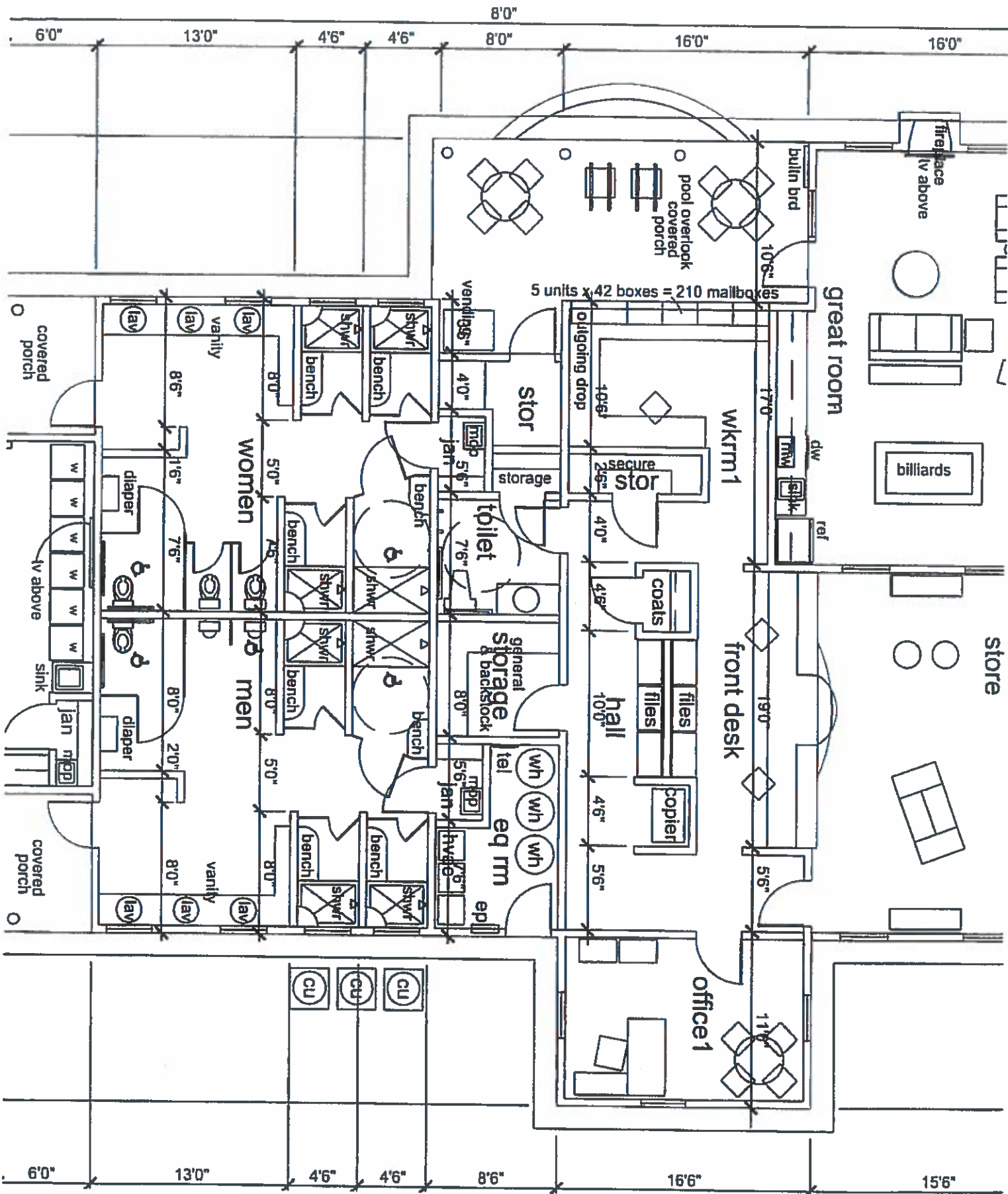
Based on current adopted general plan, RV Parks are allowed under the existing zoning. The project applicant is requesting approval from the City of Isleton for a Conditional Use Permit for the project as well as Architecture and Site Approval, and Grading Approval.

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

Figure 6: Current City of Isleton - General Plan







# City of Isleton

City Council  
Staff Report

DATE: November 1, 2022

ITEM#: 7.B

CATEGORY: New Business

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## CONDITIONAL USE PERMIT LIST, REVIEW

### SUMMARY

The Planning Commission has requested a review of the existing Conditional Use Permits. A list of current Conditional Use Permits is attached.

### RECOMMENDATION

There is no recommendation.

### ATTACHMENTS

A. Conditional Use Permits, September 2022

Submitted by Charles Bergson, City Manager







September 21, 2022

Conditional Use Permit List

<u>ADDRESS</u>	<u>CONDITIONAL USE PERMIT #</u>
61 Main St.	06-18
301, 401 and 501 Jackson Blvd.	06-19 & 07-19
66, 201 and 301 H St.	07-18
301 and 501 Jackson Blvd.	06-19 & 07-19
66 Main St.	09-18
46 Main St.	01-20
402 Jackson Blvd.	10-18, 05-19 & 01-22
54 Main St.	08-19
14719 Hwy 160	11-18
45 Main St.	04-19
401 6 <sup>th</sup> St.	08-18
400 H St.	01-22

