
City of Isleton

City Council
Staff Report

DATE: September 26, 2023

ITEM#: 4.A

CATEGORY: Communications

**CITY'S FIRST STATE DEPARTMENT OF TRANSPORTATION FUNDING
AUTHORIZATION "E76".**

PHOTOS FROM RENO RIB FESTIVAL, MR. YANDOW.

ACA 13 UPDATE FROM LEAGUE OF CALIFORNIA CITIES

SUPERVISOR HUME PROPOSED DATES FOR ISLETON COMMUNITY MEETING.

**REQUEST FOR ISLETON COMMUNITY CENTER MEETING, SAN-JOAQUIN
DELTA CONCERNANCY.**

**LETTER TO US SECRETARY OF TRANSPORTATION SUPPORTING REGIONAL
PARTNERSHIP CHALLENGE GRANT**

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

City Council receive communication.

Prepared and Submitted by: Deputy City Clerk, Yvonne Zepeda ____

Reviewed by: City Manager, Charles Bergson ____

AUTHORIZATION / AGREEMENT SUMMARY - (E-76)

CALIFORNIA DEPARTMENT OF TRANSPORTATION

FEDERAL AID PROGRAM
 DLA LOCATOR: 03-SAC-0-IST
 PREFIX: HS1PL
 PROJECT NO: 5260(004)
 SEQ NO: 1
 STATE PROJ NO: 0324000080L-N
 ALT. PROJ NO:
 AGENCY: ISLETON
 ROUTE:
 DISASTER NO:
 TIP DATA
 MPO: SACOG
 23/24
 FSTIP YR:
 FSTIP REF:
 FSTIP ID: SAC25343

PROJECT LOCATION:
 VARIOUS INTERSECTIONS THROUGHOUT THE CITY: H ST/MAIN ST; 2ND ST/AST./SR-160; UNION ST/D ST; AND SR-160/C ST.
 TYPE OF WORK:
 INSTALL PEDESTRIAN IMPROVEMENTS (CROSSINGS, REFUGE ISLAND, AND
 PREV AUTH /AGREE DATES:
 PE:
 RAW:
 CON:
 SPR:
 MCS:
 OTH:
 PROJECT END DATE (PED): 09/30/2025

RECEIVED

SEP 19 2023


PROG_CODE LINE_NO IMPV_TYPE EUNC_SYS URBAN_AREA URB/RURAL DEMO.ID
 YS60 10 15

PHASE	PROJECT COST	FEDERAL COST	AC COST
PE PREV OBLIGATION	\$0.00	\$0.00	\$0.00
PE THIS	\$19,100.00	\$0.00	\$17,190.00
PE SUBTOTAL	\$19,100.00	\$0.00	\$17,190.00
RW PREV OBLIGATION	\$0.00	\$0.00	\$0.00
RW THIS REQUEST	\$0.00	\$0.00	\$0.00
RW SUBTOTAL	\$0.00	\$0.00	\$0.00
CON PREV OBLIGATION	\$0.00	\$0.00	\$0.00
CON THIS REQUEST	\$0.00	\$0.00	\$0.00
CON SUBTOTAL	\$0.00	\$0.00	\$0.00
OTH PREV OBLIGATION	\$0.00	\$0.00	\$0.00
OTH THIS REQUEST	\$0.00	\$0.00	\$0.00
OTH SUBTOTAL	\$0.00	\$0.00	\$0.00
TOTAL:	\$19,100.00	\$0.00	\$17,190.00

STATE REMARKS

08/30/2023 using state AC for YS60 at direction of HSIP manager
 08/31/2023 SEQ 1 Initial authorization of PE utilizing State Local AC(SF). The State funded AC may be converted in a subsequence sequence. Final design shall not proceed until after final environmental approval Project is eligible for 90% reimbursement per safety countermeasures

FEDERAL REMARKS

AUTHORIZATION

AUTHORIZATION TO PROCEED WITH REQUEST: PRE
 FOR PE AUTHORIZATION
 DOCUMENT TYPE: AAGR

PREPARED IN FADS BY: ARAIZA, ANGEL
 REVIEWED IN FADS BY: SAFEIE, FRANK
 SUBMITTED IN FADS BY: FOON, ROSS
 PROCESSED IN FADS BY: SIGNATURE, NOT_REQUIRED
 E-76 AUTHORIZED DATE IN FMIS RICARDO POMALES

ON 2023-08-30 741-5704
 ON 2023-08-31 653-5345
 ON 2023-09-15 FOR CALTRANS
 ON 2023-09-15 FOR FHWA
 ON 2023-09-18 15.34.06.0

SIGNATURE HISTORY FOR PROJECT NUMBER 5260(004) AS OF 09/19/2023

FHWA FMIS SIGNATURE HISTORY

MOD #	SIGNED BY	SIGNED ON
0	JERILYNN FOGLE	09/18/2023
	JERILYNN FOGLE	09/18/2023
	RICARDO POMALES	09/18/2023

FHWA FMIS 3 0 SIGNATURE HISTORY

CALTRANS SIGNATURE HISTORY

DOCUMENT TYPE	SIGNED BY	SIGNED ON
AUTH/AGREE	FOON, ROSS	09/15/2023

Yvonne Zepeda

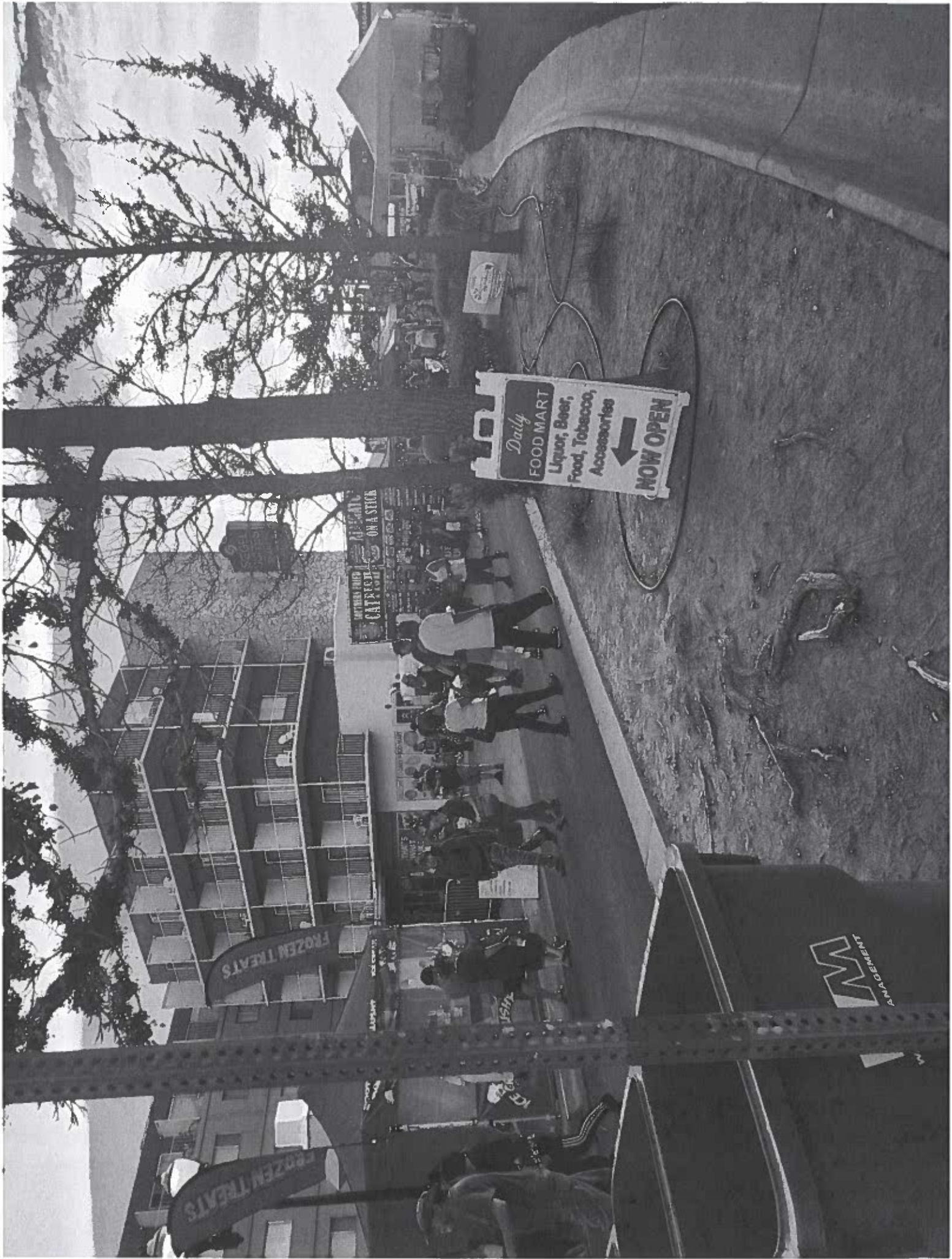
From: Mark Yandow <marksyandow@yahoo.com>
Sent: Tuesday, September 12, 2023 3:54 PM
To: Yvonne Zepeda; Diana Obrien; Cbergson cityofisleton.com
Subject: Photos from Reno Rib Fest on a well run festival that integrates local business and residents - - - not gouge
Attachments: 20230831_171431.jpg; 20230831_171446.jpg; 20230831_175556.jpg; 20230831_180358.jpg; 20230901_142547.jpg

Would like to submit these photos from the Rib Festival in Reno for council tonight. The photos show plenty of garbage cans everywhere, local business open and integrated, not excluded/deterred by rude security guards from conducting business . Note that local residents brought their own chairs, and sat down in front of the band without paying an entrance fee.
No admission fee. Clearly in and out.

Key notes:

Event fully inetgrated to support and promote local business
No admission fee
No one way in only
Encourages local residents to come, back ad forth
Local business open and promoted, not fenced and excluded by promoters.

Mark S. Yandow, Broker BRE#00594950
CEO/COO Self Storage Management of California
Based in the heart of California's Central Valley
<http://www.selfstoragemanagementofcalifornia.com>
<http://www.linkedin.com/in/marksyandow>
Contact: (209) 270-7891









Yvonne Zepeda

From: Charles Bergson <cbergson@cityofisleton.com>
Sent: Tuesday, September 12, 2023 9:50 PM
To: 'Yvonne'
Subject: FW: [City_managers] ACA 13 Update and CBRT's Response
Attachments: Untitled attachment 00235.txt

Yvonne Z, Please place this in communications in the next CC Agenda. Thx, CB

City Council, FYI

See update below from the League of Cal Cities - the intent of Sacramento is to get ACA 13 on the March 2024 ballot in advance of the Taxpayer Protection and Government Accountability Act on the November 2024 ballot.

R, Chuck B

From: City_managers [mailto:city_managers-bounces@lists.cacities.org] **On Behalf Of** Carolyn Coleman
Sent: Tuesday, September 12, 2023 19:07
To: City_managers@lists.cacities.org
Cc: Ben Triffo <btriffo@calcities.org>
Subject: Re: [City_managers] ACA 13 Update and CBRT's Response

Good evening, City Managers.

Good news! ACA 13 just passed the Senate Appropriations Committee, 5-2. It will be eligible for a floor vote as early as tomorrow!

We're one step closer to the goal of getting this measure on the March 2024 ballot.

Thank you again for your hard work on this important bill.

Stay tuned for more information!

Have a good evening,

Carolyn

Carolyn M. Coleman

Executive Director and CEO

League of California Cities

Office: 916.658.8275

Cell: 916.769.5729

ccoleman@calcities.org | www.calcities.org

Charles Bergson

From: Howick, Ashleigh <howicka@saccounty.gov>
Sent: Thursday, September 21, 2023 1:46 PM
To: cbergson@cityofisleton.com
Cc: Pat Hume
Subject: Supervisor Pat Hume Community Meeting - Isleton

Hello Charles,

Supervisor Pat Hume is interested in hosting community meetings in each of the cities within his supervisorial district. I wanted to reach out to you to see if Isleton would have a community room available for us to use.

These are the dates and times we are currently looking at:

Monday, Oct 16 – 5:30-6:30

Wednesday, Oct 18 – 5:30-6:30 pm

Thursday, Oct 26 – 6-7 pm

Monday, Oct 30 – 6-7 pm

Thursday, Nov 2 – 6-7 pm

Tuesday, Nov 6 – 6-7 pm

Thank you for your consideration of this request.

Best,

Ashleigh Howick

Special Assistant to Supervisor Hume

(916) 874-3107

700 H Street, Suite 2450

Sacramento, CA 95814



Yvonne Zepeda

From: Shakya, Anjali@SSJDC <Anjali.Shakya@deltaconservancy.ca.gov>
Sent: Thursday, September 21, 2023 12:29 PM
To: yvonne.zepeda@cityofisleton.com
Subject: Request for Community Center/Meeting Space Information

Hi Yvonne,

I'm writing on behalf of the Sacramento-San Joaquin Delta Conservancy to inquire about use of the Isleton Community Center as we are seeking a meeting space to hold our upcoming Board meeting. Is the Community Center available for use from 8-11:30am on Wednesday, October 25th? We anticipate approximately 30 attendees, and were wondering if the site has amenities such as wi-fi, a TV or projection setup, and tables & chairs.

If there is any additional information I can provide at this time, please let me know and I'd be happy to oblige.

Thanks for your consideration,

Anji Shakya

Environmental Scientist
916.376.4024 (voicemail)

916.634.3856 (cell)

she/her

Sacramento-San Joaquin Delta Conservancy

www.deltaconservancy.ca.gov



saveourwater.com



City of Isleton

101 Second Street

P.O. Box 716
Tel: 916-777-7770

Isleton, California 95641

September 21, 2023

Secretary Pete Buttigieg
US Department of Transportation
1200 New Jersey Avenue SE
Washington DC, 20590

Secretary Buttigieg,

The City of Isleton, California, is pleased to partner with the Sacramento Area Council of Governments (SACOG) on the Sacramento region's Green Means Go application to the Regional Partnerships Challenge grant program.

SACOG works with its 28 member cities and counties—and many other partners in the six-county Sacramento area—in implementing the region's Sustainable Communities Strategy to reduce greenhouse gas emissions from passenger vehicles. This application furthers SACOG's Green Means Go program with key implementation actions to realize the quality-of-life benefits envisioned in the region's transportation and housing strategy. All 28 jurisdictions in the Sacramento region have endorsed the Green Means Go program.

Green Means Go will reduce greenhouse gas emissions, revitalize existing communities, improve mobility options, and support economic prosperity by accelerating infill development and overcoming transportation barriers in Green Zones- locally nominated and regionally endorsed areas that have infill capacity but face a unique set of challenges around both mobility and development investment.

The City of Isleton has participated in Green Means Go since its inception and has adopted the Isleton Main Street Corridor Green Zone.

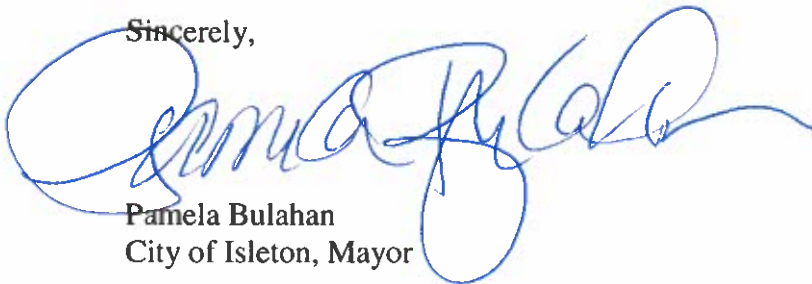
The entire city of Isleton is encompassed by both its Green Zone and a Disadvantaged Community. Isleton is a rural, isolated community far from urbanization in the rest of Sacramento County. The city has about 850 residents, which hasn't fluctuated much in the past few decades. The city's Main Street is the heart of the city, where commerce and social activities take place. It is also the home of the community's rich history, with Chinese and Japanese immigrants who farmed the rich Delta lands and helped build roadways in the 20th Century. State Highway 160 runs through the city and has created a physical divide between the city and the Sacramento River.

The city is requesting funding to conduct engineering design of a pedestrian bridge that connects Main Street to the Sacramento River. The bridge would cross the very busy Highway 160 without endangering pedestrians and bicyclists. The request would be one step closer to the city realizing its long-term goal of connecting the river to the city. Currently, the city has secured five state and regional grants all dedicated to transportation planning, design and capital improvements along Main Street and State Highway 160. Collectively, these grants will lead to design and streetscape improvements along Main Street, as well as safety improvements along the highway. In addition, the city is managing another four other state and regional planning grants for Main Street revitalization, infill and General Plan updates. Collectively, all these secured grants represent a unique opportunity to serve this historically underserved community. With an additional grant, the city would take the next steps to conduct the engineering design of the city's long-time goal of a pedestrian bridge. This would complete the connection between the city's greatest two assets – the Sacramento River and Downtown Isleton.

The problems faced in this Green Zone are emblematic of those shared throughout the Sacramento region. Through Green Means Go the Sacramento region has an innovative approach to tackle an issue that transcends jurisdiction boundaries. The region has gone through an extensive process to understand barriers to community revitalization in our existing communities and has prioritized Green Means Go as a near-term solution.

We are excited to endorse and partner with SACOG on this Regional Partnerships Challenge grant proposal. Funding from the Regional Partnerships Challenge will allow the region to accelerate Green Zone economic development and community revitalization that overcomes accessibility barriers, promotes transportation options, increases housing near travel choices, and improves community amenities. Thank you for your consideration of this transformational initiative.

Sincerely,



Pamela Bulahan
City of Isleton, Mayor

City of Isleton

City Council
Staff Report

DATE: September 26, 2023

ITEM#: 5.A

CATEGORY: Consent Calendar

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 12, 2023.

SUMMARY

A. Review of the Regular City Council Meeting minutes of September 12, 2023.

FISCAL IMPACT


There is no fiscal impact associated with this action.

RECOMMENDATION

A. City Council review and approve the draft minutes of the Regular City Council meeting of September 12, 2023.

ATTACHMENTS

- Minutes of the Regular City Council Meeting of September 12, 2023.

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

CITY OF ISLETON

City Council Meeting Minutes

Tuesday, September 12, 2023 at 6:30pm
208 Jackson Boulevard
Isleton, California 95641
You can call in to join our public meeting

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 can dial in by phone at 408-638-0968 (do not put a 1 before the number), Personal Meeting ID 337-903-7904# (for Personal ID just hit #) and then Passcode 123456#. For computer log-in, follow the link below.

Join Zoom Meeting

<https://us02web.zoom.us/j/3379037904?pwd=cWdVNkN5aHUxcjVwRGRlMlBpajcwZz09>

Meeting ID: 337 903 7904

Passcode: 123456

1. OPENING CEREMONIES

- A. Welcome & Call to Order – Mayor Pamela Bulahan called to order 6:30pm.
- B. Pledge of Allegiance
- C. Roll Call

PRESENT: Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan., 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: Jean Yokotobi had 3 items-1. Revitalization of Main St. with Civic Well and with Ruby Fowler and David Kent. 4 Buildings with people living in the front, 6 buildings dressed up store front and never open. The others are Cannabis and not open.

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

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

Mercury news article comments was a lot of restaurants but no shops. Need more aggressive code and who violate code. Construction going on Main Street with owners installing two apartments in front. Delta Chapter with Pat Hume co-host next Thursday a good time to network. Isleton Chamber, Jean Yokotobi, Suzanne Black, Kathy, Rich and Thomas Zuckerman to be honored. (5 People) Delta Life.

4. COMMUNICATION

A. None.

5. CONSENT CALENDAR

A. **SUBJECT:** Approval of Minutes of the Regular City Council meeting of August 8, 2023.

RECOMMENDATION: City Council review and approve draft minutes of the Regular City Council meeting of August 8, 2023.

ACTION: Vice Mayor Paul Steele motion to approve draft minutes of the Regular City Council meeting of August 8, 2023. Councilmember Iva Walton second the motion. **AYES:** Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan. **NOES:** None. **ABSTAIN:** None. **ABSENT:** None. **PASSED 5-0.**

6. PUBLIC HEARING

A. **SUBJECT:** None.

7. OLD BUSINESS

A. **SUBJECT:** Wastewater Master Plan 2023 completed by Bennett Engineering (Capital Improvement Project 23-08).

RECOMMENDATION: It is recommended that the City Council receive the City's draft Wastewater Master Plan completed by Bennett Engineering.

ACTION: Dave Harding from Bennett Engineering gave report on the Wastewater Master Plan. The Wastewater Plant is under a Cease and Assist order. Main goal is to get under a permit and under 100-year flood. Staff has been repairing sewer plant. Options are to build a treachery, run sewer line to regional san which is 19 miles or under the river to Rio Vista 9 miles.

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

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

B. SUBJECT: Wastewater Treatment System Improvement Project-Planning Grant Completion by Bennett Engineering.

RECOMMENDATION: It is recommended City Council receive report on Isleton's Treatment System Improvement Project.

ACTION: Dave Harden started with presentation and noting Isleton has no Sphere of Influence expansion yet. Alley from Bennett Engineering gave report. We evaluated the pipes from red to purple. Pipe capacity, trunk line Sanitary Sewage Overflow. Most pipes are not undersized. Plant can handle 400,000 a day. Develop a Capital Improvement Plan (CIP). City Manager said we will bring back in 60-90 days for council to digest. Public Comment: Michelle Burke-When its wet, what is our numbers? Dave Harden said, 300,000 per day. Michelle Burke: How many people? Dave Harden: 744. It comes out the same. Closed.

C. SUBJECT: To rescind City of Isleton Declaration State of Emergency resulting from Winter Storms of January 7, 2023 to March 28, 2023.

RECOMMENDATION: That City Council rescind the Declaration State of Emergency resulting from Winter Storms.

ACTION: Councilmember Iva Walton motion to rescind the Declaration State of Emergency Storms of January 7, 2023 to March 28, 2023. Vice Mayor Paul Steele second the motion. AYES: Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan. NOES: None. ABSTAIN: None. ABSENT: None. PASSED 5-0.

D. SUBJECT: City Council Festival Committee Guidelines.

RECOMMENDATION: Staff recommends City Council adopt the Isleton Festival Committee Guidelines and direct that they be implemented.

ACTION: Councilmember David Kent motion that City Council adopt the Isleton Festival Committee Guidelines and direct that they be implemented. Vice Mayor Paul Steele second the motion. AYES: Councilmember's Kelly Hutson, David Kent, Iva Walton, Vice Mayor Paul Steele, Mayor Pamela Bulahan. NOES: None. ABSTAIN: None. ABSENT: None. PASSED 5-0.

8. NEW BUSINESS

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

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

- A. SUBJECT:** Notice of Cal-Waste Refuse Reuse and Recycle Rate Increase to start October 1, 2023.

RECOMMENDATION: Staff recommends City Council review rates and give direction to staff.

ACTION: To bring back for a public hearing.

- B. SUBJECT:** Isleton Main Street Omnibus Report.

RECOMMENDATION: None; for Council information and discussion.

ACTION: Council directed to meet with planning group to submit priorities.

- C. SUBJECT:** Assembly Constitutional Amendment 13.

RECOMMENDATION: Discussion and consider action to support, not support, or take no action.

ACTION: Councilmember David Kent spoke in regards to the Assembly Constitutional Amendment 13. This is a constitutional amendment. Once you change it you lose your right. Our district leader is against it. Public Comment: Michelle Burke: State Legislature limit what gets put on the ballot? City Manager Charles Bergson: if you pass, you have to be super majority. Majority tax 51%, regular tax 2/3. Mayor Pamela Bulahan stated no action. Closed.

9. COUNCIL REPORTS AND COMMITTEE UPDATES

- A. Councilmember Kelly Hutson-Finance Committee to meet with City Manager regarding Finances and funds from FEMA.
- B. Councilmember David Kent-Webinars and Roundtables.
- C. Councilmember Iva Walton-Met with California American Water, rough MOU need to revise it.
- D. Vice Mayor Paul Steele-None.
- E. Mayor Pamela Bulahan-Meeting with SACOG discussed land use and plan for Auburn.

10. STAFF GENERAL REPORTS AND DISCUSSION

- A. City Manager Report – Sound system in Council Chamber next month. Monday the 25th meet with the Mayor Pamela Bulahan and Vice Mayor Paul Steele.
- B. Fire Chief Report – None.
- C. Planning Commission – None.

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

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

- D. Code Enforcement- Report next meeting.
- E. Future Agenda Items – None.

11. CLOSED SESSION

11.1 None.

12. ADJOURNMENT

AYES:

NOES:

ABSTAIN:

ABSENT:

MAYOR, Pamela Bulahan

ATTEST:

DEPUTY CITY CLERK, Yvonne Zepeda

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

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

City of Isleton

City Council Staff Report

DATE: September 26, 2023

ITEM#: 7.A

CATEGORY: Old Business

WASTEWATER MASTER PLAN 2023, (CAPITAL IMPROVEMENT PROJECT 23-08); ADOPT

SUMMARY

The City Council awarded contract to Bennett Engineering on June 13, 2023, Item# 8C to prepare the City's Wastewater Master Plan. A presentation of this Plan was made at Council's September 12, 2023.

DISCUSSION

The purpose of this Master Plan is to guide future development within the City limits by identifying capacity deficiencies, and developing City Improvement Projects (CIP) to improve deficiencies and plan infrastructure that will serve the City.

Staff recommends that the City Council adopt the City's Wastewater Master Plan completed by Bennett Engineering.

FISCAL IMPACT

The project involved staff management of the project and some grant administration. Due to estimated cost estimates, the proposal includes cost not to exceed \$34,912; whereas the SB-2 grant allocates \$34,000 towards this project. The City will contribute the \$912 from the Wastewater Enterprise fund to pay for completing the project.

RECOMMENDATION

It is recommended that the City Council approve the Isleton Wastewater Master Plan.

ATTACHMENT

1. City of Isleton's Wastewater Master Plan 2023

Written by: Diana O'Brien

Reviewed by: Charles Bergson, City Manager

Submitted and prepared by: Yvonne Zepeda, City Clerk _____



City of Isleton

Wastewater Master Plan

September 2023

Prepared for:
City of Isleton

Prepared By:

Dave Harden, PE

Ali Holladay, EIT

Jessica Ginnever, EIT

Bennett Engineering Services



1082 Sunrise Avenue, Suite 100

Roseville, CA 95661

916.783.4100

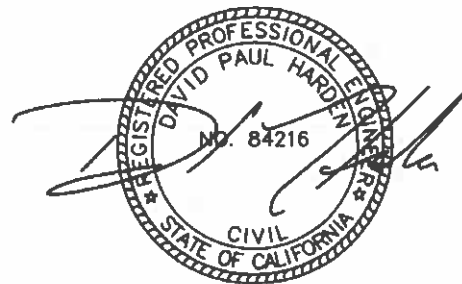


Table of Contents

1	BACKGROUND	1
1.1	Introduction.....	1
1.2	Purpose and Scope.....	1
1.3	References.....	1
2	STUDY AREA	2
2.1	Study Area	2
2.2	Site Geology, Climate and Existing Topography	2
2.3	Delta Plan	3
2.4	Land Use.....	3
2.5	Historical and Future Population.....	3
3	WASTEWATER SYSTEM EVALUATION	5
3.1	Collection System	5
3.2	Pump Station and Headworks	5
3.3	Force Main.....	5
3.4	Treatment and Disposal Ponds.....	6
3.5	Oxbow Marina.....	6
4	HISTORICAL WASTEWATER CHARACTERISTICS	7
4.1	Historic Flow Monitoring.....	7
4.2	Inflow and Infiltration Study	7
5	HYDRAULIC CAPACITY	8
5.1	Approach and Calculations.....	8
5.2	Collection System Capacity Evaluation.....	15
5.3	Facilities Capacity Evaluation	15
5.3.1	Force Main	15
5.3.2	Pump Station and Headworks	15
5.3.3	Treatment and Disposal Ponds	15
6	PLANNING CRITERIA	17
7	CAPITAL IMPROVEMENT PROJECTS	17
7.1	Project 1-Facilities and Collection System Improvements	17
7.2	Project 2-Headworks Upgrades.....	18
7.3	Project 3-Pond Improvements	18
7.4	Project 4-Long Term Planning	18
7.5	Capital Improvements Project Implementation.....	19

List of Tables

Table 1 - Flows from 2022-2023	Error! Bookmark not defined.
Table 2 - Land Use Designations	8
Table 3 - ADWF Summary	9
Table 4 - Sewer Shed/Node Flow Allocation	11
Table 5 - Hydraulic Pipe Capacity Summary	14
Table 6 - Flow Comparison	16
Table 7 - Project 3 Summary Table	18
Table 8 - CIP Prioritization	19

Table of Contents

List of Figures

Figure 1 - City of Isleton Wastewater Service Area	2
Figure 2 - 2040 General Plan Land Use	4
Figure 3 - Sanitary Sewer Shed Map	10
Figure 4 - Sewer Node Schematic Diagram for ADFW	12
Figure 5 - Sewer Node Schematic Diagram for PWWF	13

Appendices

Appendix A - City of Isleton System Improvement Project: System Evaluation	
Appendix B - City of Isleton System Improvement Project: Feasibility Study	
Appendix C - Hydraulic Capacity Model	
Appendix D - Wastewater System Maps	

Abbreviations and Definitions

ADWF	Average Dry Weather Flow
AE	1% Annual chance flooding: Base flood elevations provided. Mandatory flood insurance purchase requirements and floodplain management standards apply
AMSL	Above Mean Sea Level
APN	Assessor Parcel Number
ADWF	Average Dry Weather Flow
BGS	Below Ground Surface
BOD	Biochemical Oxygen Demand
C	Commercial
CCTV	Closed Circuit Television
CDO	Cease and Desist Order
CIP	Capital Improvement Project
CIPP	Cured in Place Pipe
City	City of Isleton
City Limits	Service Area
CIMIS	California Irrigation Management Information System
CWSRF	Clean Water State Revolving Fund
d/D	Flow Depth to Diameter Ratio
Delta	Sacramento-San Joaquin Delta
DI	Drainage Inlet
Discing	Method to rotate the soil at the bottom of the pond and increase percolation rates
DWSRF	Drinking Water State Revolving Fund

EDU	Equivalent Dwelling Unit
FEMA	Federal Emergency Management Agency
Ft/s	Feet per second
GC	General Commercial
General Plan	2021 General Plan Public Review Draft
GPD	Gallons Per Day
HDPE	High Density Polyethylene
HP	Horsepower
I&I	Inflow and Infiltration
in	Inches
LF	Linear Feet
LHMP	Local Hazard Mitigation Plan
M	Industrial Zoning
Master Plan	Wastewater Master Plan
MG	Million Gallons
mgd	Million Gallon per Day
msl	Mean Sea Level
MPN	Most Probable Number
MRP	Monitoring and Reporting Program
MXU	Mixed Use
NEMA	National Electrical Manufacturer Association
NFIP	National Flood Insurance Program
NMC	Neighborhood Mixed Use Center
OS	Open Space
P/OS	Parks and Open Space

PDI	Planned Development Industrial
PF	Peaking Factor
PUD	Planned Unit Development
PWWF	Peak Wet Weather Flow
RCO	Resource Conservation and Open Space
RD	Residential/Multiple Family Residential
RM	Mobile Home Subdivision
SASD	Sacramento Area Sewer District
SCADA	Supervisory Control and Data Acquisition
SOI	Sphere of Influence
SSMH	Sanitary Sewer Manhole
TDS	Total Dissolved Solids
TKN	Total Kjeldahl Nitrogen
TSS	Total Suspended Solids
UR	Urban Reserve
WDR	Waste Discharge Requirement
WWTF	Wastewater Treatment Facility

1 Background

1.1 Introduction

The City is located in the southwestern corner of Sacramento County in the Delta, adjacent to the Sacramento River. The City collects, treats, and disposes of wastewater originating from the residential, commercial, and industrial dischargers within the service area. The City owns, maintains, and operates all wastewater facilities connected to the collection and treatment system within the service area.

The City is currently operating under CDO Number R5-2012-0006. The City's most recent WDR Order 90-186 was adopted in 1990. The City is required under a revised MRP to monitor effluent, ponds, groundwater, reclamation ditch, and sludge. The City must report monthly, quarterly, and annually per the MRP. The CDO was issued due to capacity problems and wastewater spills at the WWTF. The CDO will not be lifted until the Discharger can demonstrate that the WWTF has enough on-site storage to contain the design flow for a 100-year water year with two feet of freeboard. The capacity of the sanitary sewer collection system will be analyzed within this report and discussed in conjunction with storage capacities.

1.2 Purpose and Scope

The purpose of this Master Plan is to guide future development within the City limits by identifying capacity deficiencies, and developing CIP's to improve deficiencies and plan infrastructure that will serve future development. This master plan has been prepared to accompany the 2040 General Plan Update.

This master plan will evaluate the capacity of the sanitary sewer gravity system, the City's force main and discuss known storage capacity issues at the WWTF. The planning period of this master plan has been selected to match the same period as the 2040 General Plan. This plan is meant to guide the City in their planning and approval of developments. This plan does not dictate how many developments should be allowed to connect to the sewer system within the City. As repairs to the system are constructed, this master plan should be revised.

1.3 References

The following documents were referenced in the preparation of this master plan:

2040 General Plan, July 2020, City of Isleton

Cease and Desist Order No. R5-2012-0006, February 2012, California Regional Water Quality Control Board Central Valley Region

Hydrogeologic Evaluation Report: City of Isleton Wastewater Treatment Facility, July 2022, Wood Environment and Infrastructure Solutions, Inc.

Initial Study/Proposed Mitigated Negative Declaration for the Meadows of Isleton, February 2023, City of Isleton Planning Department

Notice of Intent to Adopt a Mitigated Negative Declaration, May 2022, City of Isleton

Standards and Specifications, November 2021, Sacramento Area Sewer District

Zoning Code of Sacramento County, January 2023, Sacramento County

2 Study Area

2.1 Study Area

The City provides sewer service to residents within City limits and accepts septage from nearby Oxbow Marina, the sewer service area can be seen in Figure 1.



Figure 1 - City of Isleton Wastewater Service Area

The City limits are bound by West Tyler Island Bridge Road, 6th Street and the Sacramento River. The parcel adjacent to Georgiana Slough, where the WWTF are located, is also within City limits. The service s area encompasses the City limits and cannot be expanded until the WWTF capacity issues have been addressed.

For the purpose of this report the service area and the study area will be the same as the City's General Plan does not include the proposal of an SOI outside the City limits, so the study area only considers buildout of the City limits.

2.2 Site Geology, Climate and Existing Topography

The location of the City and its facilities is unique, as it lies within the Delta on the Andrus Island. The site is located north of the Georgiana Slough and is located on Basin Deposits. The Basin deposits consist of unconsolidated beds of clay with very low Permeability (Ca DWR, 1973). A hydrogeological study completed by Wood in 2019, determined that the groundwater levels within the City limits are likely impacted by the tide in the delta, nearby surface water and local agriculture. The City monitors groundwater levels near the WWTF, and depth to static groundwater varies from 2-9 feet bgs.

Previous reports estimated that the City's average annual precipitation is 16.94 inches. Precipitation data from Staten Island weather station was used from CIMIS.

Elevations within City limits range from -2.4 to 15.6 feet AMSL. The majority of the City is below AMSL with the exception of the levee and River Road.

2.3 Delta Plan

The Sacramento-San Joaquin River Delta is a part of California's Delta Plan which aims to provide a more reliable water supply for California, protect and restore and enhance the Delta ecosystem and protect and enhance the unique cultural, recreational, natural resource and agricultural values of the Delta as an evolving place.

The City's future development should be aligned with the state's Delta Plan to protect beneficial uses of the nearby surface and groundwater. The City's WWTF lies between the Georgiana Slough and a drainage ditch, both of which flow to the Sacramento River. Excess effluent flows at the WWTF, coupled with inadequate storage poses a water quality threat to nearby and downstream water sources.

2.4 Land Use

Land use within City limits consists of low to high density residential, industrial, mixed use, and commercial land types. At the time of this report the land use element of the 2040 General Plan was being updated, see in Figure 2 - 2040 General Plan Land Use.

The 2040 General Plan contains a Land Use Build Out Analysis, including both residential and non-residential. In both the Land Use element and this report, it should be noted that the proposed land use designations will only be applied to vacant or underutilized acreage.

2.5 Historical and Future Population

The City's existing population is 737 and saw a 4.6% increase from 2010 to 2018 according to the US Census. Since 2018, the population has seen a slight decline. The 2040 General Plan's Land Use Element estimates that an additional 925-1224 people could move to the City based on the buildout capacity on vacant or underutilized land in Section 1.6.2.2 in the Land Use Element. For additional information please refer to the Land Use Element of the 2040 General Plan.

3 Wastewater System Evaluation

This section provides a summary of the System Evaluation completed in December 2021 by Bennett Engineering Services, refer to Appendix A for the System Evaluation. The existing facilities can be divided into four components: the collection system, the pump station, the treatment ponds, and disposal ponds.

3.1 Collection System

The collection system consists approximately 21,107 LF of 6-12 inch gravity sewer mains and 81 manholes. The City's collection system generally flows North to South and then East to West. Approximately half of the City's pipes have been replaced or rehabilitated using the CIPP method, the remaining pipes are assumed to be from the early 1900s.

The gravity sewer mains and manholes are the primary source of I&I. Many pipes have leaky joints allowing groundwater to enter the system. Old and failing manholes are also a source of I&I. Catch basins, uncovered cleanouts, and down spout connections are a direct connection for inflow of stormwater into the system.

Maps of the City's collection system can be found in Appendix B.

3.2 Pump Station and Headworks

The City's headworks and pump station convey wastewater to the WWTF. The influent from the collection system runs through a 12-inch trunk line, into the 60-inch grinder manhole near the entry of the pump station, then into the wet well which contains two chopper pumps. Wastewater is then conveyed to the WWTF via the City's force main.

When the 12-inch trunk line was replaced, it was installed at an elevation lower than the invert for the headworks. The bar screen, comminutor, and Parshall flume became nonoperational. The pump station does not have operational bar screens, SCADA controls, auto dialer, back up pumps, or a backup generator. The lack of these components in the pump station contributes heavily to the sludge accumulation in the treatment ponds and requires staffing 24/7 during rainstorms (high flow events).

3.3 Force Main

The City's wastewater system conveys wastewater from the pump station through an 8-inch HDPE force main from the pump station to an existing gate valve, after the valve the force main increases from an 8-inch to a 10-inch HDPE force main. In total there is 4,300 LF of force main.

3.4 Treatment and Disposal Ponds

The City utilizes a pond system with primary aeration pond and a series of two facultative ponds which dispose of treated effluent via six disposal ponds. The disposal ponds utilize percolation and evaporation to dispose of treated effluent.

Currently treatment pond #1 is not operating as it was designed due to the lack of headworks screening and inefficient aeration. Treatment pond #1 does not meet freeboard requirements and has ongoing sludge accumulation and dead zones. Treatment ponds #2 and #3 are operating within freeboard and design parameters.

Historically during the wet season, the WWTF have violated the 2 feet of freeboard requirement. The repeated violations resulted in the issuance of a CDO. During the wet season the disposal ponds have a lower disposal rate due to reduced percolation from high groundwater and reduced evapotranspiration due to cloudy weather. The WWTF ponds (storage and treatment) lack sufficient capacity to contain the treated effluent and a 100-yr storm on site. In the past the City has spilled into the irrigation ditch along the northern side of the WWTF. For additional information related to the ponds and their capacity, please reference the System Evaluation in Appendix A and the Feasibility Study in Appendix C.

3.5 Oxbow Marina

The City's WWTF receives wastewater flows from the City's collection system and from the nearby Oxbow Marina via a 6-inch force main. The City is not responsible for any operations or maintenance of Oxbow's force main or collection system. Based on historical flow logs, Oxbow Marina discharges approximately 12,000 gpd to the WWTF. There is an agreement between Oxbow and the City of Isleton for the acceptance of the wastewater but there is not an agreed upon maximum flow.

4 Historical Wastewater Characteristics

4.1 Historic Flow Monitoring

Due to the City’s limited budget and grant funding, flow monitoring was not completed as part of this project. The Isleton Wastewater System Improvement Project included flow monitoring however, the flow monitoring period was unusually dry. Historical Flow data was provided by the City and used to calculate I&I. Influent at the WWTF during dry months is 85,492 gpd and during the wet months is 139,760 gpd, including flows from the Oxbow Marina.

4.2 Inflow and Infiltration Study

An I&I study was not conducted as a part of this report. However, there was a study completed as a part of the Isleton Wastewater Improvement Project in 2021. The study included smoke testing, flow monitoring, and structural inspections of the manholes. Although the study was done during an extreme drought year, the historical data analysis and collection system inspections confirmed the excess I&I in the system and the need for improvements. The study concluded that the most concerning locations for I&I are the vented manhole lids, possible storm drain, catch basin, down spouts, or yard drains that are connected.

An evaluation of I&I was completed as part of the water balance effort. The annual I&I during an average water year was calculated to be 12.7 MG. I&I is known to be an issue within the system year-round due to high groundwater impacted by the surrounding river levels and tidal influences. During winter storms, with highly saturated soil on the island, the I&I can be much more significant.

In 2022, the City experienced one of the wettest years on record, with intense and frequent heavy rainstorms. Data from 2022-2023 was used to calculate the average, minimum and maximum flow per person.

Table 1 - Flows from 2022-2023

	Gallons Per Day Per Capita
Average	163.28
Minimum	59.33
Maximum	719.25

Refer to Appendix A for additional information.

5 Hydraulic Capacity

5.1 Approach and Calculations

Due to limited funding, an excel spreadsheet was used to create a numeric model evaluating the capacity of the main trunk line through the City. The spreadsheet and supporting calculations can be found in Appendix D. The numeric model was created by assigning design flows to each parcel within the City limits, then allocating flows to sewer nodes (or manholes) totaling the flows up to the pump station. These pipes make up the trunk system of the City and were evaluated for capacity as part of this report.

The first step included downloading the parcel information from the Sacramento County Assessor Parcel website. The information included land use, County zoning, lot size, address, and APN number.

The second step was to assign design flows based on the land use and zoning. The 2040 General Plan Land Use Diagram was used in conjunction with the existing land use provided by the County. It is important to note that the proposed land use designations were only be applied to vacant or underutilized acreage. Parcels which have been developed or fully utilized are assumed to maintain their existing land use. Parcels which have not been developed or are underutilized acreage will be assigned a number of EDUs per Table 2, which can also be found in Section 1.5.13 of the Land Use element.

Table 2 - Land Use Designations

Land Use Designations	Allowed Density*	Consistent Zoning Districts	County Zoning
Residential:			
Very Low Density	0.2-6	R-1	RD-3
Low Density and Planned Low Density	6.1-9	R-1	RD-7
Medium Density and Mobile Home	9.1-16	R-1; RM	RD-15
High Density	16.1-25	RM	RD-25
Mixed Use:			
Village Mixed Use	9.1-16	MXU; PUD	RD-7; NMC
Downtown Mixed Use	9.1-16	MXU; PUD	RD-25; NMC
Non-Residential:			
Commercial	n/a	C; PUD	GC
Industrial and Planned Development Industrial	n/a	PDI	M-1;M-2
Other:			
Public/Quasi-Public	n/a	Any District	Depends
Parks and Open Space	n/a	RCO; UR	P/OS

*Allowed Density = Dwelling Units per Acre

Once each parcel was assigned a number of EDU's, average dry weather and peak wet weather flows were calculated. SASD's standards and specifications from 2019 for flow estimation were utilized. Table 3 provides a summary of the average dry weather flow rates and how they were applied.

Table 3 - ADWF Summary

Land Use	EDU	Flow Rate (gal/day)
Per Residential Single-Family Unit	1	310
Per Residential Multi-Family Unit	0.75	233
Per student at Elementary School (Up to 1000 capita)	-	25,000
Per Acre of Commercial Development		1,900
Per Acre of School Site		1,900
Per Acre of Industrial Development		1,900
Per Acre of Other Usages		1,900

ADWF and PWWF were calculated using equations from SASD's standards and specifications from 2019. The formulas are listed along with their assumptions.

- $ADWF (mgd) = (310 \text{ gpd/EDU}) * ((\# \text{ EDUs/acre}) * \# \text{ acres})/1000$
- $I\&I (mgd)^1 = 0.20 * (ADWF)$
- $PF^2 = 3.5 - 1.8 * ADWF^{0.05}$
- $PWWF (mgd) = (ADWF * PF) + I\&I$

¹I&I was calculated to be 20% of total flows in previous reports by Bennett Engineering.

²Minimum value for PF is 1.2

The third step was to allocate each parcel to a sewer shed based on topography and existing invert information. Each parcel and their flows were assigned to flow to a sewer node, located at an existing sanitary sewer manhole. At this node the flows are totaled and that is assumed to be the flow into the downstream pipe. See Figure 3 for the Sanitary Sewer Shed Map.

Chapter 5 Hydraulic Capacity

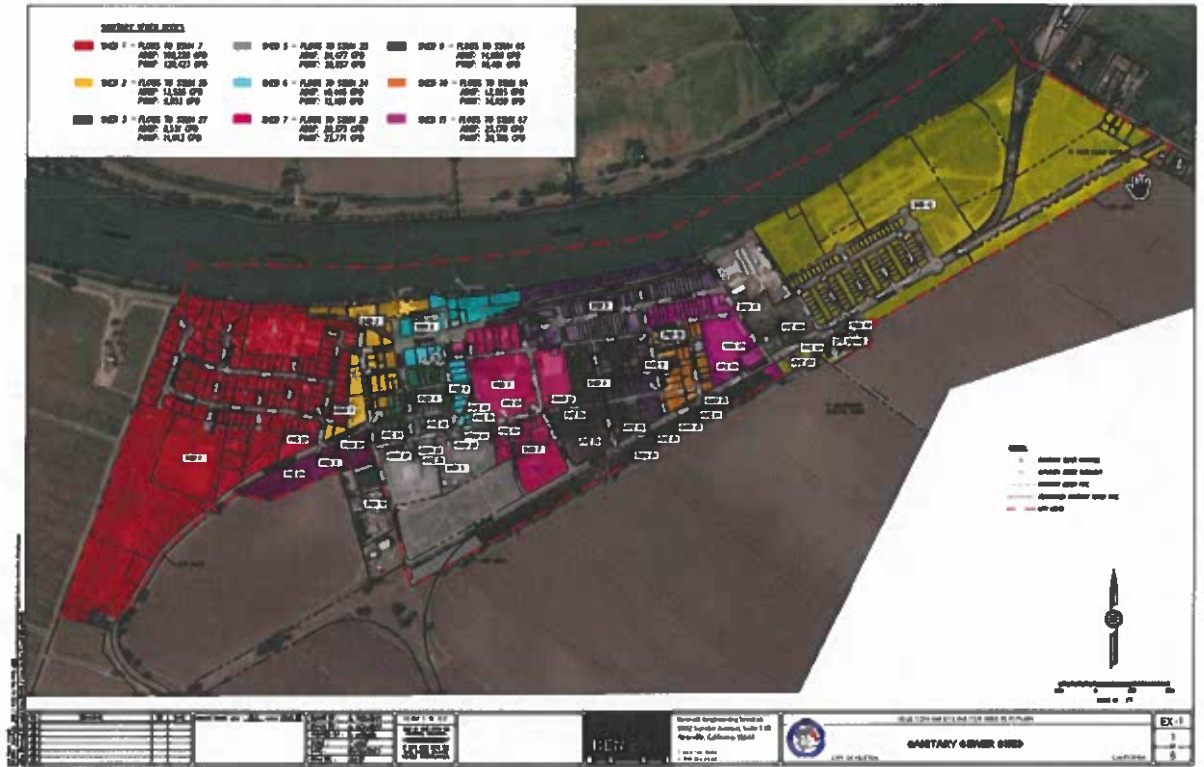


Figure 3 - Sanitary Sewer Shed Map

Flows were summed at each node, including ADWF, ADWF plus I&I and PWWF. ADWF plus I&I is different than PWWF, I&I was added to ADWF since the City sees high rates of I&I all year round. Refer to Table 4 for a summary of flows at each node and the total in the system.

Table 4 - Sewer Shed/Node Flow Allocation

Shed	Node	SSMH	ADWF (gpd)	ADWF plus I&I (gpd)	PWWF (gpd)
1	1	7	86,017	103,220	120,423
2	2	28	10,553	12,663	14,774
3	3	27	6,330	7,596	8,862
4	4	26	8,295	9,954	11,613
5	5	25	20,398	24,477	28,557
6	6	24	8,704	10,445	12,186
7	7	20	16,979	20,375	23,771
8	8	64	22,355	26,827	31,298
9	9	65	11,715	14,058	16,401
10	10	66	10,471	12,565	14,659
11	11	67	13,666	16,399	19,133
12	12	69	103,914	124,697	145,480
TOTAL:			319,398	383,277	447,157

Once the flows were established into each node, the flow out of the node is equal to the flow into the downstream pipe. Using the pipe material, length, slope, and calculated flow the percent full was calculated for both ADWF and PWWF. The goal seek function in excel was used to iterate the percent full that the pipe flows based on the specified flow rates.

Figure 4 and 5 are schematic flow diagrams which were created to illustrate the calculation and results for ADWF plus I&I and PWWF, respectively. A tabular summary of the results for both ADWF plus I&I and PWWF is in Table 5.

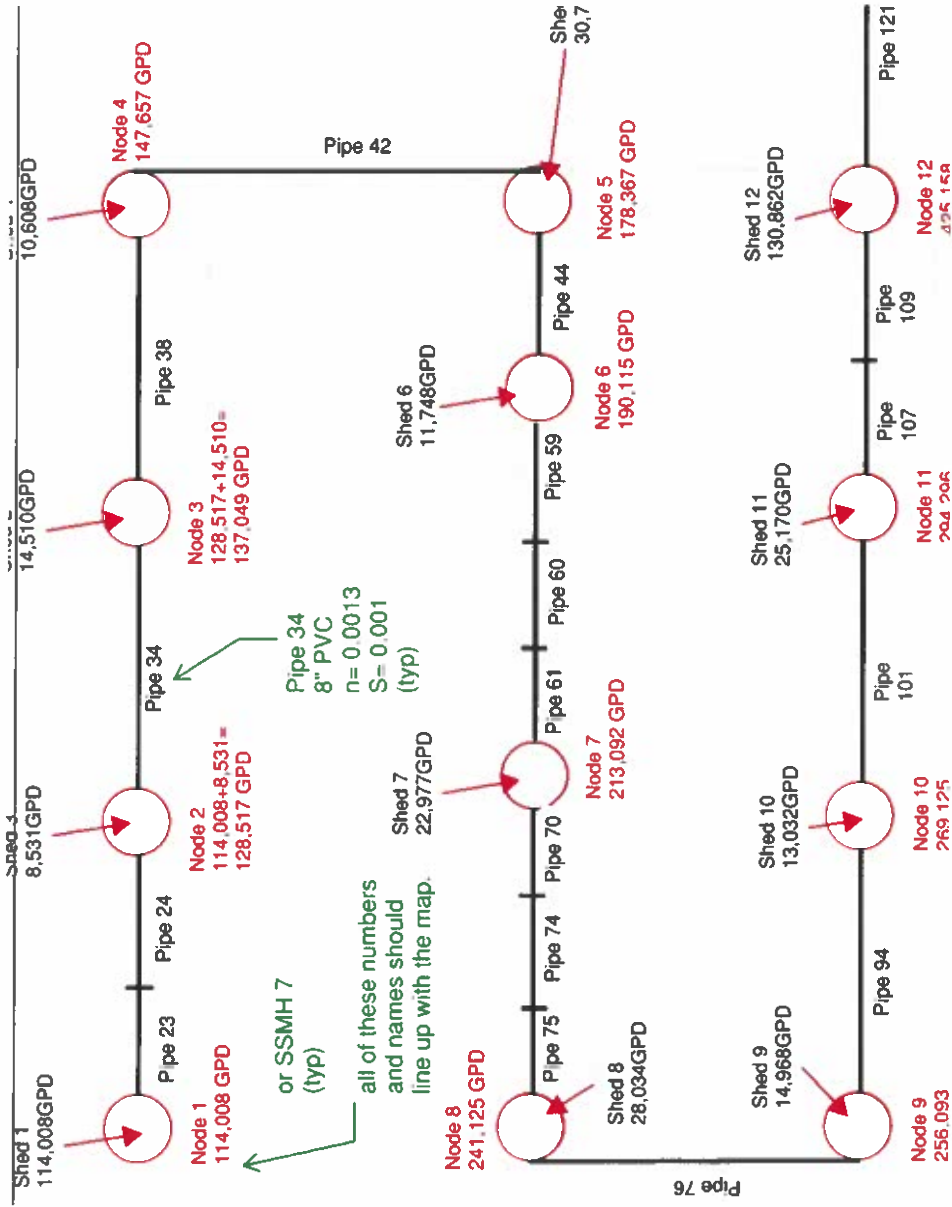


Figure 4 - Sewer Node Schematic Diagram for ADWF

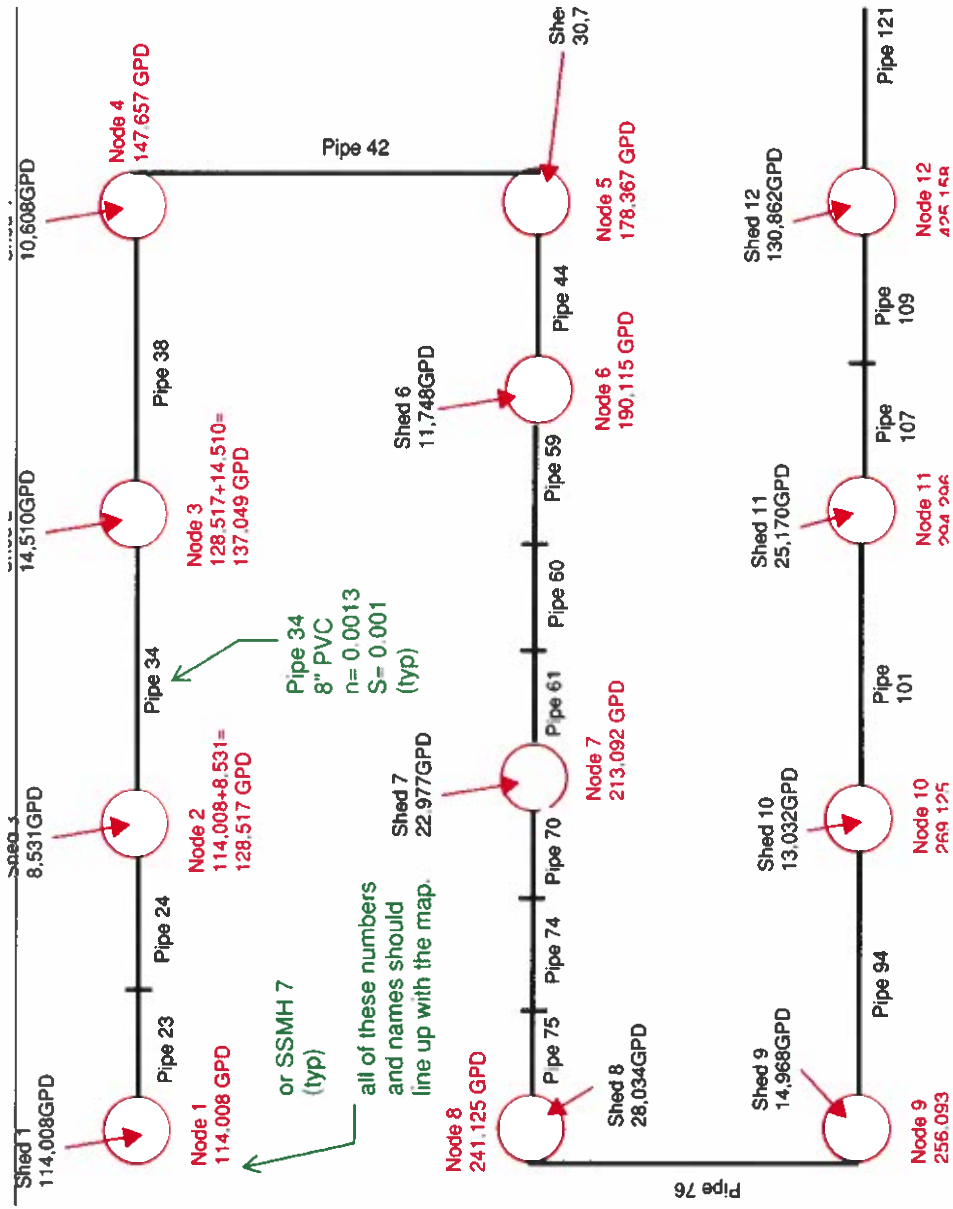


Figure 5 - Sewer Node Schematic Diagram for PWWF

Table 5 - Hydraulic Pipe Capacity Summary

Shed	Pipe Segment #	Upstream SSMH	Downstream SSMH	Pipe Material	Length (ft)	Mannings (n)	Slope (ft/ft)	Pipe Diameter (in)	ADWF + I&I			PWWF		
									Flow In (gpd)	Hydraulic Depth (in)	Ratio of Percent Full	Flow In (gpd)	Hydraulic Depth (in)	Ratio of Percent Full
1	23	7	8	PVC	205	0.01	0.010	10	103,220	1.82	18.18%	120,423	1.96	19.61%
-	24	8	28	Clay	400	0.014	0.014	10	103,220	2.28	22.82%	120,423	2.47	24.66%
3	34	28	27	PVC	144	0.01	0.010	8	115,883	4.22	52.69%	135,197	4.64	57.97%
2	38	27	26	CIPP	261	0.011	0.011	10	123,480	2.49	24.76%	144,059	2.68	26.77%
4	42	26	25	CIPP	228	0.011	0.011	10	133,434	3.65	36.47%	155,672	3.95	39.46%
5	44	25	24	CIPP	73	0.011	0.011	10	157,911	2.55	25.49%	184,229	2.75	27.48%
6	59	24	23	CIPP	134	0.011	0.011	10	168,356	3.55	35.53%	196,415	3.85	38.48%
-	60	23	22	CIPP	221	0.011	0.011	10	168,356	2.86	28.56%	196,415	3.05	30.54%
-	61	22	20	CIPP	247	0.011	0.011	10	168,356	2.41	24.12%	196,415	2.60	26.01%
7	70	20	53	Clay	424	0.014	0.014	12	188,731	4.25	35.41%	220,186	4.61	38.40%
-	74	53	63	PVC	254	0.01	0.010	12	188,731	3.02	25.20%	220,186	3.22	26.86%
-	75	63	64	PVC	69	0.01	0.010	12	188,731	3.02	25.20%	220,186	3.22	26.86%
8	76	64	65	PVC	374	0.01	0.010	12	215,557	3.27	27.27%	251,483	3.52	29.32%
9	94	65	66	PVC	269	0.01	0.010	12	229,615	3.38	28.16%	267,884	3.64	30.30%
10	101	66	67	PVC	533	0.01	0.010	12	242,180	3.47	28.93%	282,544	3.74	31.14%
11	107	67	68	PVC	398	0.01	0.010	12	258,580	2.90	24.14%	301,677	3.13	26.09%
-	109	68	69	PVC	70	0.01	0.010	12	258,580	3.57	29.75%	301,677	3.87	32.22%
12	121	69	Pump Station	PVC	62	0.01	0.010	12	383,277	4.39	36.57%	447,157	4.77	39.75%

5.2 Collection System Capacity Evaluation

The collection system's capacity is based on the percent full that the pipe flows under each flow condition. Based on SASD's standards and specifications from 2019 a gravity collection pipe smaller than 12 inches shall not have a percent full ratio greater than 70% and pipes larger than 12 inch can run between 70-100% full. According to Table 5, all the pipe segments evaluated fall within the design parameters with the maximum being 57.10%.

The gravity pipes evaluated have sufficient capacity to convey both ADWF and PWWF based. However, it is recommended that pipe segment 34, between manholes 27 and 28, be upsized. The percentage full in pipe segment 34 is considerably higher than other pipes within the system. This pipe also could surcharge as there is a larger diameter pipe upstream and downstream of the pipe.

5.3 Facilities Capacity Evaluation

5.3.1 Force Main

A calculation was run on the 10-inch HDPE force main using the flow rates of a single pump and both pumps in operation. The velocities were approximately 3 ft/s and 5 ft/s, respectively. Per SASD's standards and specifications from 2019, force mains shall be sized for no less than 3 feet per second and no more than 8 feet per second. Based on these calculations the force main is appropriately sized. It should be noted that the force main was replaced and upsized in 2010 from an 8 inch to a 10-inch pipe. It is assumed that the force main was upsized to provide additional capacity for future growth.

5.3.2 Pump Station and Headworks

The pump station's wet well capacity is 7,759 gallons with 1100 gpm being pumped to the force main by two chopper pumps in a dry well. During high flow events the City has had to rent pumps in order to keep up with flows and reduce the likelihood of sanitary sewer overflows. The pump station and pumps should be evaluated for upsizing or modified to allow for emergency pumps to be added to handle the excess I&I, until the improvements to the collection system are made.

5.3.3 Treatment and Disposal Ponds

As part of the Wastewater System Evaluation (September 2021) a water balance was completed. The report concluded that the treatment and disposal ponds do not have sufficient capacity to contain the permitted flow of 0.43 gpd and a 100-year rain event without spilling or violating the 2-foot freeboard requirements.

The report discusses the loss of pond capacity as the pond berms settle over time, and increased flow due to I&I. An in-depth water balance of the 2016-2017 water year was created which fell between a 50-year and 75-year rain event. The water balance determined that groundwater was likely flowing into the percolation pond during high river stages, rather than treated effluent percolating out.

The City has consistently struggled with maintaining sufficient capacity at the WWTF during the wet season, and spills during extremely wet years. The disposal ponds are the limiting factor for the maximum permitted flow of the City. Table 6 compares the existing flows and the 2016-2017 water to the build out capacity flows calculated in this report.

Table 6 - Flow Comparison

WWTF Flows	City Flow (MGD)	Oxbow Flow (MGD)	Total Flow (MGD)	Annual MG
2016-2017	-	-	0.16	57.39
Average (2014-2020)	-	-	0.107	39.32
ADWF plus I&I	0.383	0.012	0.395	144.28
PWWF	0.447	0.012	0.459	167.59

The Feasibility Study finalized in 2023 recommended that regionalization be considered, and that an I&I reduction project is constructed. It is anticipated that the improvements to the collection system will drastically reduce the I&I entering the system. With the mitigation of I&I the treatment facilities should have time to dry out and operate properly, allowing for a renewed permit and lifting the CDO. Once the excessive I&I is be mitigated, and the City can demonstrate that there is sufficient capacity during the wet season to provide a water balance fulfilling the CDO, the WWTF should be re-evaluated is developments with significant flows are to be added to the system.

Infill fill developments and minor modifications infill land uses are assumed to already be adding flow to the system through existing connections, or I&I from land area. Developed lots that had lateral stubs connected to the sewer system, but failed to construct buildings, may be contributing to the excess I&I and should be considered for build out to help cap areas of potential inflow.

6 Planning Criteria

The City does not have design standards or specifications. The Sacramento County Improvement Standards and SASD Standards and Specifications shall be used for improvement projects within the City.

7 Capital Improvement Projects

This chapter presents the recommended CIP for the City sewer system, and a summary of the capital costs. This chapter is organized to assist the City in making finance decisions, and to plan the sewer system improvements for future development.

7.1 Project 1-Facilities and Collection System Improvements

This project includes sewer collection system improvements, removing illicit storm drain connections, headworks improvements, and WWTF improvements.

The sanitary sewer improvements will focus on the older areas of town where CCTV footage shows damage to the pipes and manholes or evidence of I&I. Approximately 5,425 linear feet of sanitary sewer pipe and 25 manholes will be replaced. Approximately 1,200 linear feet of pipe will be abandoned using current industry standards to reduce any I&I from entering the system through the pipes that are no longer in service.

The storm drain reconnections will include installing new storm drainpipes to reroute the flows to the storm drain system instead of being directly connected to the sanitary sewer system. By removing these connections from the sanitary sewer system, I&I will be greatly reduced. Approximately 1,200 linear feet of new storm drainpipe, 9 manholes, and 4 drain inlets will be installed. Once an additional survey has been conducted additional DI's may be required.

Headworks improvements will help reduce solids reaching the treatment facility. The improvements will screen large solids prior to entering the headworks grinder and lift station. The improvements will help maintain treatment and disposal capacity in the ponds.

The aeration and equipment upgrades must be designed and sized, but it is anticipated that 8 aerators and 1 blower will be installed, as well as a new NEMA control panel at the WWTF. Additionally, the flow monitoring equipment would be replaced with minor alteration to piping, as well as upgrades to sensors, controls, telemetry, and backup generator to provide operational efficiencies and reliability.

For a more information about the project refer to Appendix C. It is anticipated that a construction grant will fund the construction of the project and the construction funding application was submitted in February 2023.

7.2 Project 2-Headworks Upgrades

This project will upgrade the facilities located around and within the headworks/ pump station corporation yard. Improvements to the corporation yard include security fencing, and video surveillance to reduce theft and vandalism. The wet well would be evaluated for storage capacity, pump capacity and time to overflow. This project would also reinstate the existing comminutor, Parshall flume and bar screen in operation or look to install new appurtenances. The project would also include procurement of emergency backup resources such as a generator, and portable trailer mounted pump.

7.3 Project 3-Pond Improvements

This project includes the maintenance/rebuilding of the treatment and disposal pond berms and other treatment improvements. This project would include grading to rebuild the berms back up to their design elevations, installation of rip rap and other erosion control along the berms, and installation of additional aerators and or evaporators.

The pond berm stability and berm height will be increased per geotechnical recommendations. It is recommended that the berm heights be increased 1 foot every 5 years to provide capacity and adequate freeboard for future permit requirements. When the berms are raised the staff gauges should also be recalibrated for accurate freeboard readings. The first phase of the project will cost more than the following years due to the installation of the aerators and or evaporators. Pest mitigation will be implemented during grading activities to reduce the potential of berm failure due to burrowing animals.

Table 7 illustrates how this project will be broken up throughout the time period.

Table 7 - Project 3 Summary Table

Pond Improvement 1	\$8,348,000	2027-2032
Pond Improvement 2	\$9,295,000	2032-2037
Pond Improvement 3	\$10,517,000	2037-2042
Pond Improvement 4	\$11,899,000	2042-2047

7.4 Project 4-Long Term Planning

The City will need to investigate two alternatives for long-term planning, regionalization and land application, in order to serve the City's future needs.

Regionalization would benefit the City and the neighboring parcels outside City limits, and potentially the surrounding delta ecosystem. This project would likely include a force main from the City to Rio Vista to transport the effluent. This project would include a force main, one pump station and a crossing under the Sacramento River.

Land application would benefit the City by adding more capacity to the WWTF to hold treated effluent during the wet season. To proceed with this effort, the City would need to acquire more land around the WWTF.

A feasibility study will need to be completed to determine which alternative is feasible, and how the project can be funded.

7.5 Capital Improvements Project Implementation

The CIPs are prioritized based on their urgency to mitigate existing deficiencies and for servicing anticipated growth. It is recommended that improvements to mitigate existing deficiencies be constructed as soon as possible. Table 8 summarizes the projects, their cost, and the implementation period.

Table 8 - CIP Prioritization

Project	Improvement	Estimated Cost	Implementation Period
1-Facilities and Collection System Improvements	Reduce I&I, regain capacities	\$9,041,000	2023-2026
2-Headworks Upgrades	Improve treatment, redundancy, and functionality	\$1,53,000	2027-2031
3- Pond Improvements	Pond Berm Stability	\$40,059,000	2027-2047
4-Long Term Planning	Improve Delta water quality	\$1,500,000	2040-2050

The City is a disadvantaged community which relies on grants and loans to complete CIP projects. Below are funding options to be investigated but are not limited to:

- Clean Water State Revolving Fund (CWSRF)
- Drinking Water State revolving Fund (DWSRF)
- Nonpoint Source Grants Program
- US Department of Agriculture, Rural Development, Water and Environmental Programs

Appendices

Appendix A - City of Isleton System Improvement Project: System Evaluation

Appendix B - City of Isleton Wastewater Collection System

Appendix C - City of Isleton System Improvement Project: Feasibility Study

Appendix D - Hydraulic Capacity Model

Appendix A - City of Isleton System Improvement Project: System Evaluation

Appendix B - City of Isleton Wastewater Collection System

Appendix C - City of Isleton System Improvement Project: Feasibility Study

Appendix D - Hydraulic Capacity Model

City of Isleton

DATE: September 26, 2023

City Council
Staff Report

ITEM#: 7.B

CATEGORY: Old Business

DRAFT PUBLIC UTILITIES ELEMENT/GENERAL PLAN

SUMMARY

The City is in the process of preparing a comprehensive update to the General Plan and has been working with Dynamic Planning + Science (DPS) to prepare this updated General Plan. City Council is being requested to adopt the draft Public Utilities Element of the General Plan.

DISCUSSION

Attached for reference is a Draft General Plan Public Utilities Background Report and Public Utilities Element was produced by DPS and submitted to the City on September 9, 2023. It has not received formal review by staff or the Planning Commission. A preliminary draft, it covers everything needed to address the status of public utilities serving the City for the purposes of other components of the General Plan, such as land use, circulation, and safety. Under the terms of the SB-2 Grant, the City is required to complete the deliverables before September 30, 2023. City Council acceptance of the Draft Public Utilities Element is sufficient for completing the deliverables so that the City can be fully reimbursed the grant funding for this project.

Accepting this document does not formally approve the Draft Public Utilities Element since it is acknowledged that further review must be completed to adopt the document along with the whole General Plan update next year. Additional environmental review and Planning Commission review of the Public Utilities Element will be required before the City Council adopts the document. This Draft Public Utilities Element will be subject to further review and revision later in the production of a whole General Plan Update.

FISCAL IMPACT

Not accepting the Draft Public Utility Element could result in the SB-2 Grant not being fully expended and the City required to pay for this work.

RECOMMENDATION

That the City Council accept the Draft Public Utilities Element of the General Plan.

ATTACHMENTS

- A. Draft Public Utility Element Background Report
- B. Draft Public Utility Element

Submitted by: Charles Bergson, City Manager



PAGE INTENTIONALLY BLANK



Contents

Section 1. Introduction	1-5
1.1 Description of Public Utilities Background Report.....	1-5
Section 2. Plans, Policies, and Regulatory Environment	2-5
2.1 Federal Regulations and Agencies.....	2-5
2.1.1 Title 16, Chapter 46, Public Utility Regulatory Policies.....	2-5
2.1.2 US Environmental Protection Agency.....	2-5
2.2 State Regulations and Agencies.....	2-5
2.2.1 California Government Code.....	2-5
2.2.2 OPR Guidelines.....	2-6
2.2.3 California Department of Water Resources.....	2-7
2.3 Regional and Local Regulations, plans, and Agencies.....	2-7
2.3.1 Delta Plan.....	2-7
2.3.2 Brannan-Andrus Levee Maintenance District (BALMD).....	2-8
2.3.3 Central Valley Regional Water Quality Control Board.....	2-8
2.3.4 Sacramento LAFCo.....	2-8
2.3.5 Sacramento Area Council of Governments.....	2-9
Section 3. Public Utilities Existing Conditions	3-9
3.1 Drinking Water Distribution.....	3-9
3.2 Wastewater Disposal.....	3-10
3.3 Stormwater Drainage.....	3-13
3.4 Broadband Internet.....	3-13
3.5 Cellular Telephone and Data Service.....	3-14
3.6 Electric and Natural Gas Service.....	3-15
3.7 Solid Waste Collection.....	3-15
Section 4. Changes to Public Utilities	4-15
4.1 Changes to Land Use.....	4-15
4.1.1 2040 Land Use Build Out Analysis.....	4-19
4.2 Wastewater Disposal.....	4-19
4.3 Stormwater Drainage.....	4-20

List of Figures

Figure 2-1 Reclamation Districts.....	2-8
Figure 2: Existing Water Utility Infrastructure and Facilities	3-10
Figure 3: Existing Wastewater Utility Infrastructure and Facilities	3-12
Figure 4: T-Mobile Cellular Data Coverage (4G LTE)	3-14
Figure 4-1 2000 General Plan Land Use Diagram	4-17
Figure 4-2 2040 General Plan Land Use Diagram.....	4-18

List of Tables

No table of figures entries found.



Section 1. Introduction

1.1 Description of Public Utilities Background Report

The purpose of the Public Utilities Background Report is to support the City of Isleton's update to the Public Utilities Element of the General Plan. This Background Report presents existing conditions and trends specific to distribution of power, natural gas, water, and communications as well as collection of wastewater and stormwater drainage in the City of Isleton. The report will also be a resource for future planning projects, studies, and reports associated with other element updates.

Section 2. Plans, Policies, and Regulatory Environment

The plans, policies, and regulatory environment detailed in this section are broken down by Federal, State, and Regional and Local oversight. They all play a role in the future development of utility infrastructure and facilities in the City of Isleton.

2.1 Federal Regulations and Agencies

2.1.1 Title 16, Chapter 46, Public Utility Regulatory Policies

In 1978, the US Congress adopted statutes governing public utilities, but more specifically governing electric utilities. The purposes of Chapter 46, Title 16 of the Code of Laws of the US (USC), are to encourage (1) conservation of energy supplied by electric utilities; (2) the optimization of the efficiency of use of facilities and resources by electric utilities; and (3) equitable rates to electric consumers. (16 USC Ch. 46 Section 2611)

2.1.2 US Environmental Protection Agency

The US Environmental Protection Agency (USEPA) has set national safety standards for drinking water since 1974.

2.2 State Regulations and Agencies

2.2.1 California Government Code

California Government Code [Section 65302\(b\)](#) provides the overarching framework for the Public Utilities Element, which provides additional detail as required by state law for a circulation element

to a general plan. Specifically, the Public Utilities Element must provide the general locations and extents of existing and proposed local public utilities and facilities, correlated with the Land Use Element of the plan. In addition, California Government Code Section 65302(a) requires general plans to identify the distribution and general location and extent of the uses of the land for solid and liquid waste disposal facilities and other categories of public uses of land, such as utility infrastructure and facilities.

2.2.2 OPR Guidelines

The Governor's Office of Planning and Research (OPR) was created by statute in 1970 and is part of the Office of the Governor. OPR serves the Governor and his Cabinet as staff for long-range planning and research and constitutes the comprehensive state planning agency. (California Government Code Section 65040) OPR is required by state law to adopt and periodically revise the state General Plan Guidelines (GPG) for the preparation and content of general plans for all cities and counties in California. The GPG serves as the "how to" resource for drafting a general plan. (Governor's Office of Planning and Research, 2020) The OPR guidelines were last updated comprehensively in 2017.

Per the GPG, general plans must identify the location and necessity of public utilities and facilities. Relevant utilities include water, wastewater, stormwater systems, communications, electric vehicle charging stations, electricity, and natural gas. These facilities relate directly to the land uses planned in the Land Use Element; consequently, the Public Utilities Element should consider not just "right sizing" such infrastructure to serve only that growth that is actually planned, but also placing infrastructure in areas that maximize efficiency and minimize impacts to the community.

"Dig once" policies can help ensure efficiencies and reduce costs for utilities infrastructure. The underlying premise of a "dig once" policy is to coordinate utility line and facility construction with unrelated civil works projects, such as coordinating roadway and sewer construction projects, to create a usable infrastructure for future network provisioning. The goal and emphasis should be on impacting rights-of-way as few times as possible. While not always feasible, coordinating among circulation infrastructure agencies may help reduce costs and impacts on the local community. In identifying existing infrastructure and planning for future needs, local governments should work closely with any relevant service providers, including water districts, private utility providers, and others.

Regarding planning for broadband internet, both state and federal governments are implementing various funding programs that serve the goal of expanding access to unserved and underserved areas. Within California, the California Public Utilities Commission (CPUC) manages the California Advanced Services Fund (CASF), which invests hundreds of millions of dollars annually in broadband deployment. The state also created the California Emerging Technology Fund (CETF), which was designed to be a public-purpose venture capital fund. Dig once policies can substantially



reduce costs for providing broadband service to communities. For example, if conduit construction was promoted along ongoing civil work projects, fiber deployment costs drop by \$30,000 to \$100,000 per mile. On average, 60 to 90 percent of network deployment costs come from civil works as opposed to equipment and maintenance.

2.2.3 California Department of Water Resources

The California Department of Water Resources (DWR) implements the California Water Code and manages California's water resources, systems, and infrastructure, including the State Water Project (SWP). This agency plans for future water needs and climate change impacts to water supplies based on scientific solutions, in addition to constructing and maintaining facilities, generating power, informing and educating the public on water issues, restoring natural habitats, providing recreational opportunities, and preventing and responding to floods, droughts, and catastrophic events. DWR is also responsible for regulating the use of groundwater, which accounts for at least one-third of all water use in California including in the City of Isleton.

2.3 Regional and Local Regulations, plans, and Agencies

2.3.1 Delta Plan

The State created the Delta Stewardship Council (Council) in 2009 to help achieve the State-mandated coequal goals for the Delta¹. The Council prepared and adopted the Delta Plan in 2013. The Delta Plan is the comprehensive, long-term management plan for the Delta to further the coequal goals. The Delta Plan is enforceable through regulatory authority in the Delta Reform Act that requires city and county land use decisions to be consistent with the Delta Plan, and the Council can overturn land use decisions that are inconsistent with the Plan.

The Delta Plan designates the area outside the city limits as agriculture. Acceptable and recommended growth strategies for these areas includes agriculture, tourism, agritourism, nature-based recreation, and other resilient land uses that do not conflict with the Delta Plan.

¹ Coequal goals' means the two goals of providing a more reliable water supply for California and protecting, restoring, and enhancing the Delta ecosystem. The coequal goals shall be achieved in a manner that protects and enhances the unique cultural, recreational, natural resource, and agricultural values of the Delta as an evolving place." (CA Water Code §85054)

2.3.2 Brannan-Andrus Levee Maintenance District (BALMD)

The islands of Brannan, Andrus, and Lower Andrus are represented by individual reclamation districts, each with its own elected Board of Trustees. The reclamation districts (RD) surrounding the City of Isleton include RD2067, RD317 and RD407, as displayed in Figure 2-1. These agencies operate the drainage pump facilities and oversee maintenance of the primary drainage canals around Isleton.

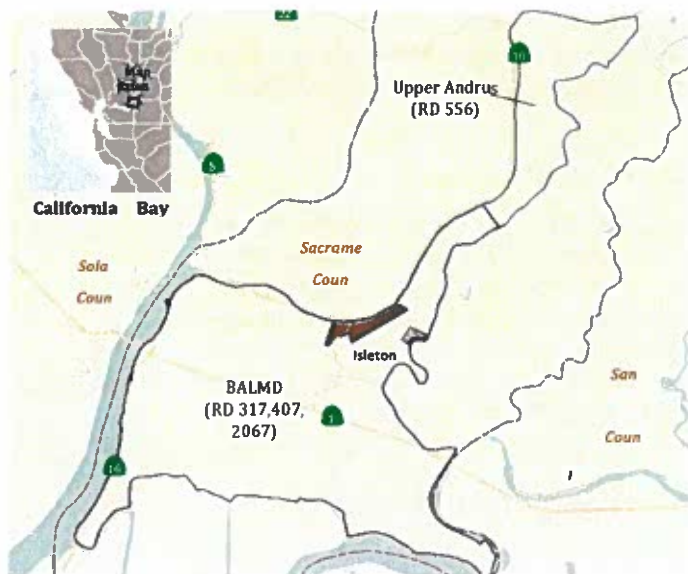


Figure 2-1 Reclamation Districts

Recognizing that the levees of these three districts are interconnected and impact each other, the oversight and maintenance of the levees protecting the three areas were legislatively vested in a single entity known as Brannan-Andrus Levee Maintenance District (BALMD).

2.3.3 Central Valley Regional Water Quality Control Board

The Regional Water Quality Control Board (RWQCB), Central Valley Region, regulates surface water pollution (wastewater discharge and stormwater runoff), dredging, and filling. RWQCB issues permits and requires monitoring for all activities that could impair the beneficial use of the receiving waters. Future development in the City of Isleton that includes activities or discharges that affect California's surface, coastal, or ground waters will be required to go through the permitting process with the Central Valley Regional Water Quality Control Board.

2.3.4 Sacramento LAFCo

Sacramento LAFCo exercises both regulatory and planning functions. While annexations are a regulatory act overseen by LAFCo, the Commission's major planning task is the establishment, periodic review, and update of SOIs for the various governmental bodies within their jurisdictions. As



described by California Government Code Section 56076, the SOI is "a plan for the probable physical boundaries and service area of a local government agency as determined by the commission." In establishing, amending, or updating a SOI, a LAFCo must consider and make written determinations with regards to certain factors found under Section 56425(e).

2.3.5 Sacramento Area Council of Governments

The Sacramento Area Council of Governments (SACOG) is an association of local governments in the six-county Sacramento region. Its members include the counties of El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba and the 22 cities within. SACOG provides transportation planning and funding for the region and serves as a forum for the study and resolution of regional issues.

Section 3. Public Utilities Existing Conditions

This section provides an overview of existing public utilities serving the Isleton community.

3.1 Drinking Water Distribution

Drinking water is supplied to the City of Isleton by California American Water, a private water company. The water system consists of wells, pumps, water treatment equipment, water storage, distribution piping, fire hydrants, valves, and other equipment. See Figure 2 for an overview of water utility infrastructure. The Isleton water system is served by three wells located within the geographic region of the Isleton service area that pump groundwater from local aquifers.

To maintain drinking quality in the Isleton water distribution system, California American Water uses treatment technologies to filter out dirt and organic matter and to remove naturally occurring arsenic, iron, and manganese from the pumped groundwater. The water is chlorinated to ensure that it meets bacteriological quality standards before being distributed through water mains for residential and commercial use throughout the city (Figure 2). (California American Water, 2022)

Results of water quality testing in 2022 show that Isleton's drinking water is fully compliant with state and federal drinking water requirements. (*Id.*) In 2003, California American Water completed an assessment of the drinking water sources in the Isleton system to identify potential sources of contamination. Although not associated with any chemicals detected during regular testing, Isleton's sources are considered most vulnerable to sewer collection systems; automobile gas stations; chemical and petroleum processing or storage; dry cleaners; landfills and dumps; metal plating, finishing, or fabricating; confirmed leaking underground storage tanks (LUST); and runoff from irrigated crops. (*Id.*)



Figure 2: Existing Water Utility Infrastructure and Facilities

3.2 Wastewater Disposal

The City of Isleton collects, treats, and disposes of wastewater originating from residential, commercial, and industrial land uses within the city limits, in addition to accepting wastewater from the Oxbow Marina Recreational Facility on a contractual basis. The city owns, maintains, and operates all wastewater facilities connected to the collection and treatment system within the service area. System components are identified in Figure 3.

The Isleton WWTF receives wastewater from the nearby Oxbow Marina Recreational Facility, but the city is not responsible for any operations or maintenance of Oxbow's collection or conveyance system. Based on historical flow logs, Oxbow Marina discharges approximately 12,000 gallons per day (gpd) to the WWTF. There is an agreement between Oxbow and the City of Isleton for the acceptance of this wastewater, but there is not an agreed upon maximum flow.

Oxbow Marina consists of a boat holding tank pump-out station, public restrooms, club house, office, and 95 mobile homes. Wastewater is pumped to the WWTF via a six-inch force main which runs along the toe of the Georgiana Slough levee. The force main enters the WWTF near the headworks, is metered and then discharged into the primary aeration pond. Operation and maintenance of the Oxbow Marina collection system, lift station, and force main is the responsibility of the Oxbow Marina Recreational Facility.



Isleton is currently operating under Order 90-186, adopted in 1990, for its waste discharge requirement and a cease and desist order (CDO) Number R5-2012-0006. The CDO was issued due to capacity problems and wastewater spills at the treatment facility. Under the CDO monitoring and reporting program, the city is required to monitor the wastewater collection and disposal system and produce reports monthly, quarterly, and annually. Once it is demonstrated that the city's wastewater treatment facility (WWTF) has enough on-site storage to contain the design flow for a 100-year storm event plus two feet of additional protection (i.e., freeboard), the CDO can be lifted.

Isleton's wastewater collection system consists of approximately 21,107 linear feet of six- to 12-inch gravity-fed sewer mains and approximately 81 manholes. The system generally flows north to south and then east to west. Approximately half of the sewer pipes have been replaced or rehabilitated since construction of the original system; the remaining pipes are assumed to be from the early 1900s. Overall, the pipes in the collection system have adequate capacities under various flow conditions to support existing and future development in the city.

The city's pump station conveys wastewater from the collection system to the WWTF located along Georgiana Slough southeast of the city. Influent from the collection system first runs through a 60-inch grinder manhole near the entry of the pump station, then into a 7,759-gallon wet well containing two chopper pumps which then pump 1,100 gallons per minute (gpm) to the WWTF. However, several nonfunctional or missing components in the pump station contribute heavily to sludge accumulation in the WWTF ponds and also require 24-hour staffing during rainstorms and high flow events. During these events, the city must sometimes rent pumps in order to keep up with flows and reduce the likelihood of sanitary sewer overflows. To accommodate future development, the pump station and pumps may need to be upsized in addition to other needed improvements.

From the pump station, wastewater is sent to the WWTF via approximately 4,300 linear feet of eight- to ten-inch force main. The force main was replaced and upsized in 2010, which provided additional capacity but reduced velocities below the standard of three feet per second and, consequently, allows flows to back up into the force main during high flow events.

The City of Isleton's WWTF utilizes a lagoon treatment system consisting of one primary seven-acre aeration pond equipped with four aerators and two facultative stabilization ponds which are operated in series. After treatment, effluent is gravity-fed to six disposal ponds that span more than 24 acres and use percolation and evaporation for final disposal. One of the treatment ponds has ongoing sludge accumulation and dead zone issues and does not currently operate as designed. The pond also does not meet the two-foot freeboard requirement, but the other treatment ponds are operating within freeboard and design parameters. During the wet season, the disposal ponds have a lower disposal rate due to reduced percolation from high groundwater and reduced evapotranspiration due to cloudy weather.

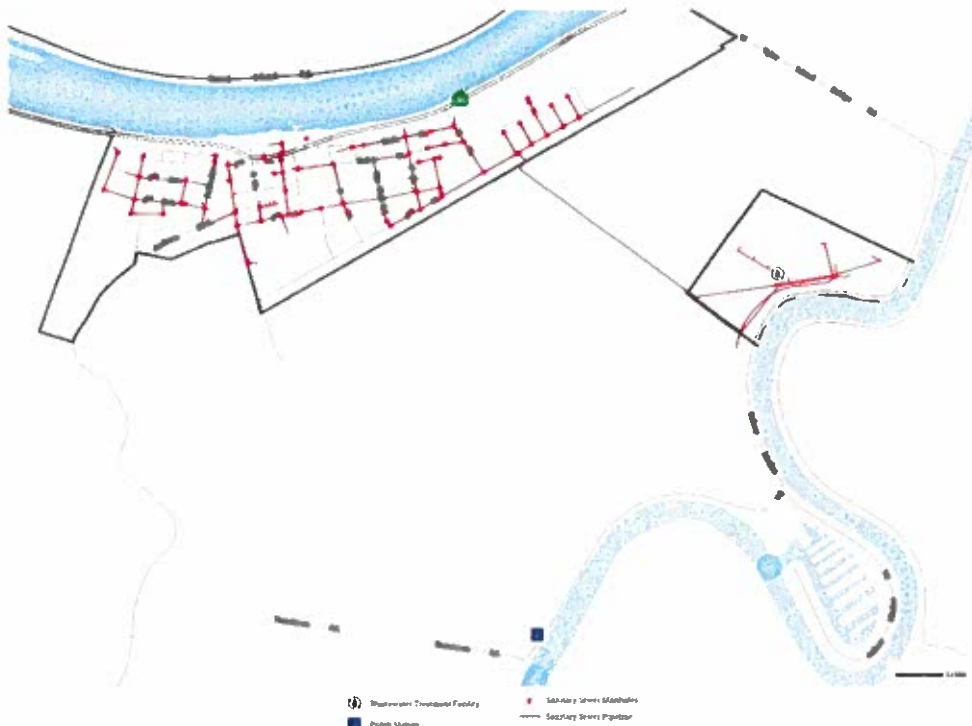


Figure 3: Existing Wastewater Utility Infrastructure and Facilities

Isleton has consistently struggled with maintaining sufficient capacity at the WWTF during the wet season and spills during extremely wet years. Historically during the wet season, the Isleton WWTF has violated the two-foot freeboard requirement. Both the treatment and storage ponds lack sufficient capacity to contain the permitted flow of treated effluent of 0.43 gpd during a 100-year storm event without spilling or violating the freeboard and, in the past, there are times when the City has spilled into an irrigation ditch that runs along the northern side of the facility. These repeated violations resulted in issuance of the CDO. Loss of pond capacity is primarily due to the settling of the pond berms over time. Capacity is also lost from inflow and infiltration (I&I) of groundwater and stormwater.

Based on previous studies, it is likely that groundwater is sometimes flowing into the percolation ponds rather than treated effluent percolating out. As such, the disposal ponds are the main limiting



factor for achieving the maximum permitted flow. I&I is also a primary issue in other components of the wastewater system. The gravity sewer mains and manholes in the collection system are the primary source of I&I, overall. Many pipes have leaky joints that allow groundwater to enter the system. In addition, catch basins, uncovered cleanouts, and down spout connections are a direct connection for inflow of stormwater. Mitigating excessive I&I will be key in providing wastewater collection and treatment capacities adequate to accommodate future growth.

3.3 Stormwater Drainage

Storm water drainage consists of a traditional above ground curb and gutter collection system and some underground facilities. The conveyance of stormwater within the urbanized portions of the City of Isleton is predominantly overland flow; although, much of the city street system has curb and gutter to direct flow. Some areas in the city also have drop inlets and underground storm drains for conveyance of runoff. Where curb, gutter, and drop inlets are missing, drainage occurs by gravity flow to the lowest points along the street system, roadside ditches, and adjacent parcels. Ultimate disposal of stormwater is to major drainage ditches south of town.

The roadside ditches in Isleton are managed by Reclamation District 407 (RD 407), which has jurisdiction over Andrus Island and the City of Isleton. The Brannan-Andrus Levee Maintenance District oversees multiple reclamation districts including RD 407. Most of the roadside ditches in Isleton run along the southern part of town, near 6th Street and Jackson Boulevard. The water travels through a series of ditches that lead to a pump station on the Georgiana Slough.

The reclamation districts (RD) surrounding the City of Isleton include RD2067, RD317 and RD407, as displayed in Figure 2-1. These agencies operate the drainage pump facilities and oversee maintenance of the primary drainage canals around Isleton. The Brannan-Andrus Levee Maintenance District (BALMD) is responsible for oversight and maintenance of the levees protecting the three RD areas. RD407 within BALMD oversees dewatering for land areas encompassed by the Sacramento River, RD556 cross levee, Georgiana Slough, Terminous Road, and the historical meander line of Jackson Slough.

3.4 Broadband Internet

In Isleton, only 60 percent of households are estimated to have an internet subscription, compared to 85 percent of households in California. (ACS, 2014-2018) There are very few areas of Isleton that have adequate broadband at the 2020 benchmark speeds of 100 megabits per second (Mbps) download. According to the Federal Communication Commission's (FCC) 2022 coverage mapping, Isleton's downtown core has full fixed broadband coverage at 25 Mbps download or greater. (FCC, 2022)

Households and businesses have no fiber optic options, only one (and in some cases no) digital subscriber line (DSL) provider option, limited fixed wireless options which are entirely dependent on place of residence or business, and two satellite options. Broadband quality and access challenges are exacerbated by limited provider investment and physical terrain barriers. (Delta Protection Commission; Valley Vision, 2019)

3.5 Cellular Telephone and Data Service

Cellular voice and data service coverage in Isleton is provided by three of the nation's four largest mobile wireless carriers: Verizon, T-Mobile, and AT&T Mobility. According to the FCC's 2021 coverage mapping, all three providers have voice coverage throughout the city limits, where customers can expect to make and receive mobile voice calls and send and receive text messages over the network. For data service, only Verizon and AT&T have full fourth generation (4G) long-term evolution (LTE) coverage in Isleton while T-Mobile's data coverage is lacking in several areas, including the downtown core (see Figure 4). (FCC, 2021) 4G LTE data coverage areas represent where customers can expect to receive 4G LTE broadband internet service on their data-capable cellular device at a

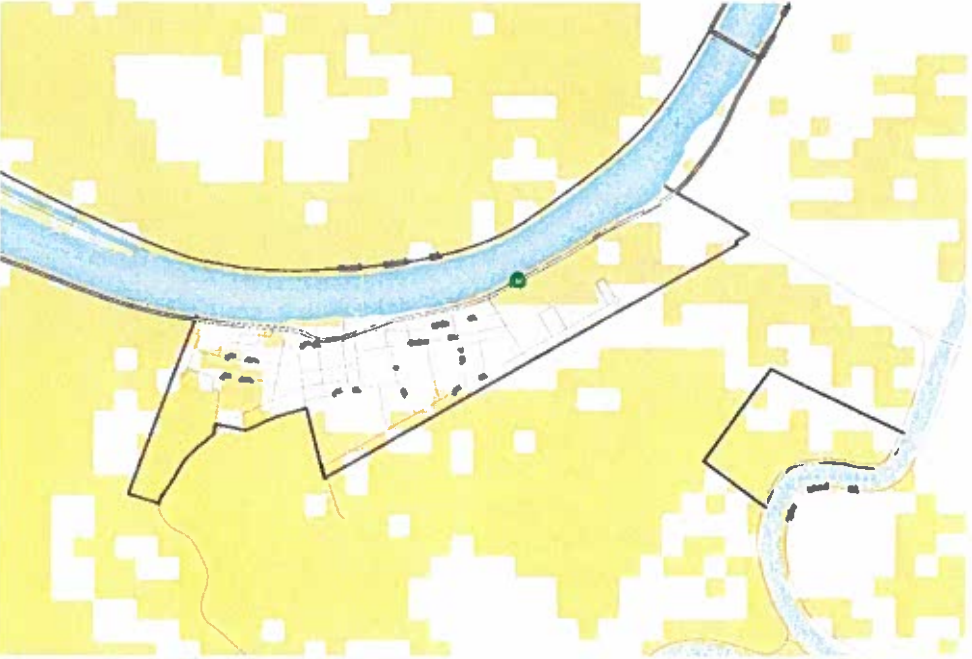


Figure 4: T-Mobile Cellular Data Coverage (4G LTE)



minimum user download speed of five megabits per second (5 Mbps) and a user upload speed of one megabit per second (1 Mbps).

3.6 Electric and Natural Gas Service

Pacific Gas and Electric (PG&E) provides electricity and natural gas to city residents and commercial and industrial customers. All areas within the city limits have access to electricity and natural gas service.

3.7 Solid Waste Collection

The City of Isleton contracts with Cal-Waste Recovery Systems for once-a-week residential and commercial garbage, garden and yard waste, and recycling services. Cal-Waste Recovery Systems schedules a citywide bulk waste pick up for all Isleton residents once a year.

Section 4. Changes to Public Utilities

This section details the changes between the 2000 General Plan and 2040 General Plan affecting existing and future public utilities.

4.1 Changes to Land Use

The need for new, or improvements to existing, public utilities relates directly to planned land uses. The General Plan Land Use Diagram, part of the Land Use Element, is much like the zoning map. The Land Use Diagram defines desired growth in the City of Isleton by outlining allowable types of development, and it determines which land uses will be allowed on properties within the city limits and at what densities or intensities. The General Plan is broad in nature, while the Zoning Code implements the General Plan through detailed development regulations, such as specific types of uses and building standards.

The 2000 General Plan Land Use Diagram (Figure 4-1) provides three basic land use categories of residential density including low, medium, and high; two land use categories for commercial land use including a mixed use and commercial; one category for industrial use; one category for public or semi-public use; and one category for conservation or open space use. The proposed 2040 General Plan Land Use Diagram includes new land use designations with associated density and lot area requirements, as displayed in Figure 4-2, and also reflects proposed changes in underlying land uses since the adoption of the 2000 General Plan.

The 2040 General Plan Land Use Diagram includes the following land use categories:

- Six residential categories of very low density, low density, medium density, high density, village mixed use, and downtown mixed use;
- Three commercial categories of village mixed use, downtown mixed use, and commercial;
- One industrial category;
- One public or semi-public category;
- One parks and open space category.



CITY OF ISLETON GENERAL PLAN 2000



LOW DENSITY

Land use designations include Low Density Residential (LD), Medium Density Residential (MD), and High Density Residential (HD).

LD MD HD

MEDIUM DENSITY

Land use designations include Medium Density Residential (MD) and High Density Residential (HD).

MD HD

HIGH DENSITY

Land use designations include High Density Residential (HD) and Medium Density Residential (MD).

HD MD

MIXED USE

Land use designations include Mixed Use Residential (MUR) and Medium Density Residential (MD).

MUR MD

PUBLIC, SEMI-PUBLIC & PRIVATE INSTITUTIONAL FACILITIES

Land use designations include Public, Semi-Public, and Private Institutional Facilities (PSP).

PSP

CONSERVATION AND OPEN SPACE

Land use designations include Conservation and Open Space (COS).

COS

COMMERCIAL

Land use designations include Commercial (C) and Industrial (I).

C I

INDUSTRIAL

Land use designations include Industrial (I) and Medium Density Residential (MD).

I MD

Land use designations include Medium Density Residential (MD) and High Density Residential (HD).

MD HD

MIXED USE

Land use designations include Mixed Use Residential (MUR) and Medium Density Residential (MD).

MUR MD

HIGH DENSITY

Land use designations include High Density Residential (HD) and Medium Density Residential (MD).

HD MD

MIXED USE

Land use designations include Mixed Use Residential (MUR) and Medium Density Residential (MD).

MUR MD

Figure 4-1 2000 General Plan Land Use Diagram

4.1.1 2040 Land Use Build Out Analysis

A build out analysis estimates the amount of future development that can occur if vacant parcels are developed to their potential under current development regulations. A residential and commercial capacity analysis are components of the build out analysis that estimate how many people the city can anticipate to grow by if vacant residentially designated parcels get built out and how much square footage of commercial space the city can anticipate if commercially designated land gets built out. An in-depth build out analysis for the 2040 General Plan is included in the Land Use Element and associated Land Use Background Report.

Land use build out was analyzed for the 2040 General Plan based on the 2040 Land Use Diagram, displayed in Figure 4-2. The results of the build out analysis are capacity tables for both residential and commercial land uses, which are included in the Land Use Background Report.

The 2040 General Plan residential buildout capacity for the City of Isleton includes two parcels designated low-density residential, one parcel designated planned low-density residential, six parcels designated very low-density residential, five parcels designated medium-density residential, and 82 parcels designated village mixed use. High-density land use designations were not considered because there are currently no vacant parcels in the city within a high-density land use classification. For the 96 vacant parcels analyzed, a total residential build out capacity of 362 to 480 dwelling units is estimated, translating to 925 to 1,224 persons. It is important to note that the maximum residential build out for the 2040 General Plan has less population capacity than the 2000 General Plan build out analysis due to changes in land use classifications for several properties, including from medium to low-density residential in one area medium-density residential to planned development industrial for another.

The commercial capacity for the city includes 82 parcels that are designated village mixed use and four parcels that are designated planned industrial. For the 86 vacant parcels analyzed, a total commercial build out capacity of 3,743,970 square feet is estimated.

The updated build out analysis for the 2040 General Plan has implications for multiple elements of the General Plan, including the Public Utilities Element. The analysis for future public utilities will consider changes in land use classifications as presented on the 2040 Land Use Diagram and how the distribution of those land uses impact infrastructure and facility needs.

4.2 Wastewater Disposal

The city's wastewater collection, treatment, and disposal systems will need to be improved and expanded to accommodate future build out conditions under additional pressures from climate change, including hardening the systems against future flood events. Expansion of Isleton's

wastewater collection system may require a secondary level of treatment with discharge to areas approved by the Central Valley Regional Water Quality Control Board. Based on recommendations in the 2023 Wastewater Master Plan, there are several capital improvement projects that would significantly improve functionality and capacity of the system. Such wastewater system upgrades might include:

- **Collection System Improvements:** Remove illicit connections; abandon and replace older, damaged pipes and manholes and those exhibiting excessive I&I; and stormwater drainage system improvements to reduce direct connections to the wastewater system.
- **Headworks and Pump Station Improvements:** Screen out large solids and reduce solids reaching the WWTF to maintain treatment and disposal capacity in the ponds; install security fencing and video surveillance in the corporation yard to reduce theft and vandalism; evaluate the pump station wet well for storage capacity, pump capacity, and time to overflow; reinstate the existing comminutor, Parshall flume, and bar screen or install new appurtenances in the pump station; and procure emergency backup resources such as a generator and portable trailer mounted pump.
- **WWTF Improvements:** Rebuild treatment and disposal pond berms to their design elevations and reinforce with erosion and pest controls; replace flow monitoring equipment and NEMA control panel; upgrade sensors, controls, telemetry, and backup generator to provide operational efficiencies and reliability; and install new aerators, evaporators, and blower.

Long-term planning activities, potentially including regionalization and land application, are also recommended in the 2023 Wastewater Master Plan in order to serve the City of Isleton's distant future needs, although, a feasibility study would need to be completed to determine which alternative is most feasible and appropriate. Regionalization to connect Isleton's wastewater system with the nearby City of Rio Vista's could benefit the city, neighboring parcels outside city limits, and potentially the surrounding delta ecosystem. This project would likely include a force main, pump station, and piping under the Sacramento River to transport effluent between Isleton and Rio Vista. Land application to acquire additional acreage around the WWTF could benefit the city by adding more capacity to hold treated effluent during the wet season.

4.3 Stormwater Drainage

Because the city's stormwater drainage and wastewater collection systems are connected, periods of heavy rainfall have the potential to overwhelm the WWTF and lead to overloading the system. To address ongoing problems with stormwater inflow and infiltration into the wastewater collection system, several improvements to the drainage system are recommended in the 2023 Wastewater Master Plan. Such improvements include removing illicit connections; abandoning and replacing older, damaged pipes and manholes and those exhibiting excessive inflow and infiltration; and



reducing direct connections between the drainage and wastewater systems. In addition, stormwater drainage and runoff resulting from future development and redevelopment should be managed to minimize impacts on the WWTF.

PUBLIC UTILITIES



.....

providing efficient
and reliable public
utility services
requires coordination
with planned growth
to power our
community's future

PAGE INTENTIONALLY BLANK

Contents

SECTION 2. Public Utilities Element	2-5
2.1. Why is Planning for Public Utilities Important?	2-5
2.2. Statutory Requirements	2-5
2.3. Existing and Future Public Utilities	2-6
<i>2.3.1. Water Distribution</i>	<i>2-6</i>
<i>2.3.2. Wastewater Collection</i>	<i>2-6</i>
<i>2.3.3. Stormwater Drainage</i>	<i>2-8</i>
<i>2.3.4. Broadband Internet</i>	<i>2-9</i>
<i>2.3.5. Cellular Telephone and Data Service</i>	<i>2-10</i>
<i>2.3.6. Electric and Natural Gas Service</i>	<i>2-12</i>
<i>2.3.7. Solid Waste Collection</i>	<i>2-12</i>
2.4. Relationship to Land Use Element	2-12
2.5. Circulation Goals, Policies, and Implementation Actions	2-13

List of Figures

Figure 2-1: Example Infrastructure Repair Work in Isleton	2-5
Figure 2-2: Oxbow Marina Recreational Facility	2-7
Figure 2-3: California Advanced Systems Fund Map.....	2-11

SECTION 2. Public Utilities Element

The Public Utilities Element focuses on the movement of energy, water, sewage, and communications through Isleton. Other public facilities and buildings are discussed in the Land Use Element. This element sets forth specific goals, policies, and implementation actions to guide the development and maintenance of infrastructure for the city through 2040. Based on guidelines in the California Government Code, this Public Utilities Element highlights Isleton's existing utilities infrastructure and facilities as well as planned improvements.

2.1. Why is Planning for Public Utilities Important?

This element balances the need to provide efficient and reliable public utility services and infrastructure with planned growth. Public utility systems should accommodate planned growth and expected infill development while minimizing environmental degradation and complementing land use plans. Most importantly, the Public Utilities Element will ensure new growth does not overburden current infrastructure without planned improvements.



Figure 2-1: Example Infrastructure Repair Work in Isleton

Source: Public Domain

2.2. Statutory Requirements

State law requires a General Plan to include an element that identifies the general locations and extents of existing and proposed local public utilities and facilities. (Cal. Gov. Code § 65302(b)(1)) Relevant public utilities include water, wastewater, stormwater, telecommunications and broadband, electricity and electric vehicle charging stations, and natural gas. State law also requires that general plans include “the proposed general distribution and general location and extent of the uses of the land for... solid and liquid waste disposal facilities.” (Cal. Gov. Code §65302(a))

2.3. Existing and Future Public Utilities

This element, along with the associated Public Utilities Background Report, highlights the locations of existing public utilities infrastructure and facilities, and future improvements to utilities, to support planned growth in the City of Isleton. Public utilities in Isleton cover water distribution, wastewater collection, electric and natural gas service, solid waste collection, and internet, cellular, and cable television infrastructure.

The City of Isleton coordinates with utility providers during project entitlement and building permit process to assure the provision of these utilities. Dry utilities continue to be an access issue throughout Isleton, especially broadband internet. Another barrier to growth is Isleton continues to lack reliable cellular signal in much of the city. Like broadband, access to cellular data service is critical in today's world for connection to business, government, health, safety, and educational resources. Cellular service is provided by various companies; however, cellular signals are poor throughout most of the city.

2.3.1. Water Distribution

A private water company, California American Water, supplies domestic water to the City of Isleton. The Isleton water system is served by three wells within the Isleton service area that pump groundwater from aquifers. The water system consists of pumps, water treatment equipment, water storage, distribution piping, fire hydrants, valves, and other equipment. California American Water uses drinking water treatment technologies to remove naturally occurring arsenic and manganese from the pumped groundwater. The water is chlorinated to ensure that it meets bacteriological quality standards and is distributed for residential and commercial use.

Residents report water pressure issues that are also a concern for firefighting capabilities. However, California American Water reports adequate water supplies to meet Isleton's future growth needs and the City continues to work with California American Water on pressure issues.

2.3.2. Wastewater Collection

The City of Isleton provides sewage collection, treatment, and disposal for residential, commercial, and industrial customers. The city owns, maintains, and operates all wastewater facilities connected to the collection and treatment system within the service area. New private sewage disposal systems, septic tanks, and septic systems are prohibited within the city. The city also has a contractual agreement to accept wastewater from the Oxbow Marina Recreational Facility.

The Oxbow Marina Recreational Facility consists of a boat holding tank pump-out station, public restrooms, club house, office, and 95 mobile homes. Wastewater is pumped to the City of Isleton Wastewater Treatment Facility (WWTF) via a force main which runs along the toe of the Georgiana

Slough levee. The force main enters the plant near the headworks, is metered, and then discharged into the primary aeration pond. Operation and maintenance of the Oxbow Marina Recreational Facility collection system, lift station, and force main is the responsibility of Oxbow Marina.



Figure 2-2: Oxbow Marina Recreational Facility

Source: Oxbow Marina Facebook page

As detailed in the Public Utilities Background Report, the City of Isleton's wastewater collection system consists of approximately 21,107 linear feet of gravity-fed sewer mains and approximately 81 manholes. The system generally flows north to south and then east to west. Approximately half of the sewer pipes have been replaced or rehabilitated since construction of the original system in the early 1900s and,

overall, the pipes in the collection system have adequate capacities under various flow conditions to support existing and future development in the city.

The city's pump station conveys wastewater from the collection system to the WWTF located along Georgiana Slough southeast of the city. Wastewater enters the pump station through a grinder manhole and is then temporarily held in a wet well containing two chopper pumps before being sent to the WWTF via a force main. However, several nonfunctional or missing components in the pump station contribute heavily to sludge accumulation in the WWTF ponds and also require 24-hour staffing during rainstorms and high flow events. To accommodate future development, the pump station and pumps may need to be upsized in addition to other needed improvements.

The City of Isleton's WWTF utilizes a lagoon treatment system consisting of one primary aeration pond equipped with four aerators and two facultative stabilization ponds which are operated in series. After treatment, wastewater is gravity-fed to six disposal ponds that span more than 24 acres and use percolation and evaporation for final disposal. One of the treatment ponds has ongoing issues and does not currently operate as designed, but the other treatment ponds are operating within design parameters. During the wet season, the disposal ponds have a lower disposal rate due to reduced percolation from high groundwater and reduced evapotranspiration due to cloudy weather.

Isleton has consistently struggled with maintaining sufficient capacity at the WWTF during the wet season, especially during extremely wet years. Both the treatment and storage ponds lack sufficient capacity to contain the permitted flow of treated effluent and a 100-year storm event. Loss of pond

capacity is primarily due to the settling of the pond berms over time. Capacity is also lost from inflow and infiltration of groundwater and stormwater.

The city's wastewater collection, treatment, and disposal systems will need to be improved and expanded to accommodate future build out conditions under additional pressures from climate change, including hardening the systems against future flood events. Expansion of Isleton's wastewater collection system may require a secondary level of treatment with discharge to areas approved by the Central Valley Regional Water Quality Control Board. Based on recommendations in the 2023 Wastewater Master Plan, there are several capital improvement projects that would significantly improve functionality and capacity of the system. Such wastewater system upgrades might include collection system improvements to reduce stormwater inflow and infiltration, pump station improvements to reduce solids reaching the WWTF to better maintain capacity, and WWTF improvements to rebuild and reinforce the lagoon system. Long-term planning activities, potentially including regionalization and land application, are also recommended in the 2023 Wastewater Master Plan in order to serve the City of Isleton's distant future needs. Additional details about recommended improvements are provided in the Public Utilities Background Report and Wastewater Master Plan.

2.3.3. Stormwater Drainage

The city's stormwater drainage infrastructure consists of a traditional above ground curb and gutter collection system and limited underground facilities. Much of the city street system has curb and gutter, as well as some drop inlets, which convey stormwater to major drainage ditches south of town. Where curb, gutter, and drop inlets are missing, drainage occurs by gravity flow to the lowest points along the street system and adjacent parcels. To address ongoing problems with stormwater inflow and infiltration into the wastewater collection system, several improvements to the drainage system are recommended in the 2023 Wastewater Master Plan. Such improvements include removing illicit connections; abandoning and replacing older, damaged pipes and manholes and those exhibiting excessive inflow and infiltration; and reducing direct connections between the drainage and wastewater systems. See the Public Utilities Background Report for additional details about recommended improvements.

Individual reclamation districts (RD) that represent the islands of Brannan, Andrus, and Lower Andrus, including districts RD2067, RD317 and RD407, operate the drainage pump facilities and oversee maintenance of the primary drainage canals around Isleton. Oversight and maintenance of the levees protecting the three RD areas are legislatively vested in a single entity known as Brannan-Andrus Levee Maintenance District (BALMD).

2.3.4. Broadband Internet

Broadband access is critical in today's world for connection to business, government, health, safety, and educational resources, and the City of Isleton understands the need to provide adequate internet services now more than ever with increasing demand for work-from-home employment. To improve internet access within the community, the City will continue to promote the efficient expansion of broadband infrastructure.

Access to broadband internet networks continues to challenge growth in the city and much of the greater Delta region. Fifty percent of rural housing in California lacks high-speed broadband service at 2020 benchmark speeds of 100 megabits per second (Mbps) download. In Isleton, only 60 percent of households are estimated to have an internet subscription, compared to 85 percent of households in California. (ACS, 2014-2018) There are very few areas of Isleton that have adequate broadband at the 100 Mbps level, and according to the Federal Communication Commission's (FCC) 2022 coverage mapping, the downtown core has full fixed broadband coverage at 25 Mbps download or greater. (FCC, 2022)

Households and businesses have no fiber optic options, only one (and in some cases no) digital subscriber line (DSL) provider option, limited fixed wireless options which are entirely dependent on place of residence or business, and two satellite options. Broadband quality and access challenges are exacerbated by limited provider investment and physical terrain barriers. (Delta Protection Commission; Valley Vision, 2019) The Delta Protection Commission has identified broadband access as a critical issue in the Delta and commissioned a 2019 study by Valley Vision, called Connecting the Delta: Broadband Action Plan, which identifies recommended actions to improve broadband adoption and support. The primary actions explored in greater detail in the plan are:

- Establish broadband-focused leadership for the Delta legacy communities;
- Piggyback on all infrastructure opportunities, such as CalTrans "dig once" policies and further local "dig once, climb once" policies; and
- Secure funding and resources to plan and implement projects, including public-private partnership models.

Much of the city is eligible for California Advanced Services Fund (CASF) infrastructure grants to "telephone corporations" to bridge the "digital divide" in unserved and underserved areas in the state, as shown in Figure 2-3. Also, as outlined in the CIP, the City aims to one day provide free and readily available wireless internet in the downtown area to promote foot traffic and support local shops and stores.

2.3.5. Cellular Telephone and Data Service

Cellular telephone and data service is provided by various companies to the City of Isleton; however, cellular signals remain poor and unreliable in much of the city, creating a barrier to growth. Like broadband internet, access to cellular service is critical in today's world for connection to business, government, health, safety, and educational resources.

Cellular voice and data service coverage in Isleton is provided by three of the nation's four largest mobile wireless carriers: Verizon, T-Mobile, and AT&T Mobility. According to the FCC's 2021 coverage mapping, all three providers have voice coverage throughout the city limits, where customers can expect to make and receive mobile voice calls and send and receive text messages over the network. For data service, only Verizon and AT&T had full fourth generation (4G) long-term evolution (LTE) coverage in Isleton while T-Mobile's data coverage is lacking in several areas, including the downtown core. (FCC, 2021) 4G LTE data coverage areas represent where customers can expect to receive 4G LTE broadband internet service on their data-capable cellular device at a minimum user download speed of five megabits per second (5 Mbps) and a user upload speed of one megabit per second (1 Mbps).

As fifth generation (5G) wireless communication is rolled out across the nation, providing transformational speeds, low latency, and massive capacity well beyond that of 4G LTE, it will create new possibilities in mobile data that could transform Isleton. 5G is expected to revolutionize industries, make businesses more efficient, and provide immediate impact for customers by giving them access to more information faster than ever. 5G could also help enable smarter transportation systems, support artificial intelligence (AI) in public safety, and allow for expanded access and new experiences in education among other anticipated benefits.

In planning for Isleton's future growth and economic development, the City will pursue funding opportunities for infrastructure that will provide reliable cellular 4G LTE or better data coverage throughout the city.



Figure 2-3: California Advanced Systems Fund
California Advanced Systems Fund

INTENTIONAL BLANK PAGE

2.3.6. Electric and Natural Gas Service

Pacific Gas and Electric (PG&E) provides electricity and natural gas to city residents and commercial and industrial customers, and all areas within the city limits have access to electricity and natural gas service. PG&E offers a number of programs meant to incentivize energy conservation along with residential rebates, including rebates for the installation of certain energy-saving products, free weatherization measures, appliance efficiency upgrades, and reduced rates for income-qualified households.

To promote energy conservation, the City of Isleton has adopted the most recent version of the California Building Code, which includes a section on green building regulations, referred to as the 2019 CALGreen Building Standards Code. CALGreen is the nation's first mandatory state-wide green building code, intended to encourage more sustainable and environmentally-friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy-efficient materials and equipment.

2.3.7. Solid Waste Collection

The City of Isleton contracts with Cal-Waste Recovery Systems for once-a-week residential and commercial garbage, garden and yard waste, and recycling services. Cal-Waste Recovery Systems schedules a citywide bulk waste pick up for all Isleton residents once a year. Solid waste collection as well as hazardous waste management are discussed in more detail in the Safety Element.

There are no landfills or other solid waste collection or processing facilities located within the city limits.

2.4. Relationship to Land Use Element

The need for new or improvements to public utilities relates directly to planned land uses; therefore, the city's Public Utilities Element and the goals, policies, and actions herein are correlated with the Land Use Element, per Cal. Gov. Code § 65302(b)(1). As such, the City will size and locate utility infrastructure and service facilities to accommodate planned growth in Isleton, to maximize efficiency and minimize impacts on the community, and to reflect resource constraints and other broader considerations.

2.5. Circulation Goals, Policies, and Implementation Actions

GOAL PU-1 Maintain economic health and viability while making improvements to public utilities infrastructure and facilities.

POLICY-PU-1.1	Promote the efficient expansion of broadband and cellular infrastructure to provide high-speed broadband internet service to residents and businesses and to promote tourism. <i>(Source: New)</i>
• Action-PU-1.1.1	Seek funding for broadband infrastructure improvements through California Advanced Services Fund (CASF) and other infrastructure grants to provide high-speed internet to the community's residents and businesses with the goal of download speeds of at least 100 Mbps. <i>(Source: New)</i>
• Action-PU-1.1.2	Identify opportunities to provide free and readily available wireless internet in the downtown area to promote foot traffic and support local shops and stores. <i>(Source: New)</i>
• Action-PU-1.1.3	Pursue funding for infrastructure that will provide cellular 4G LTE or better data coverage throughout the city. <i>(Source: New)</i>
POLICY-PU-1.2	In coordination with other utility providers, maintain and upgrade sewer, water, and electrical utilities within the city to reduce operational costs, modernize services, increase efficiency, and accommodate appropriate future growth. <i>(Source: New)</i>
• Action-PU-1.2.1	In coordination with other utility providers, inventory, assess, and digitally map existing utilities within and around the city and identify needed improvements. <i>(Source: New)</i>
• Action-PU-1.2.2	Generate a database of upcoming public infrastructure projects (e.g., sewer, road paving) in public rights-of-way, including location, routes, and estimated timelines, and coordinate infrastructure improvements whenever possible. <i>(Source: New)</i>
• Action-PU-1.2.3	Ensure new development pays its fair share of the costs for new or improvements to utilities infrastructure and facilities based on anticipated impacts, including increased water supply,

- pressure, or flow demand for fire protection and increased sewage disposal need. *(Source: New)*
- **Action-PU-1.2.4** Plan for and construct improvements to the wastewater collection and treatment system, as necessary, to reduce inflow and infiltration of stormwater and to prevent soil and groundwater contamination. Design system improvements to withstand future flood conditions and sea-level rise while also efficiently accommodating anticipated growth. *(Source: New)*
 - **Action-PU-1.2.5** Update the municipal code to encourage renewable energy systems, where appropriate, and collaborate with the electric utility provider to reduce barriers and increase incentives for residential- and business-scale projects. *(Source: New)*
 - **Action-PU-1.2.6** Work with the water utility provider to encourage water conservation within the community and repair and upgrade infrastructure for efficient delivery, as necessary. *(Source: New)*
 - **Action-PU-1.2.7** The City, in coordination with the local water provider, shall deliver clean water to the community and make improvements, including to taste, odor, color, and quality. *(Source: 2000 General Plan, modified)*
 - **Action-PU-1.2.8** The City, in coordination with the local water provider, shall maintain pressurized water for adequate fire suppression at all times. *(Source: 2000 General Plan, modified)*
 - **Action-PU-1.2.9** Periodically conduct Municipal Service Reviews to evaluate utility expansions to support future growth. *(Source: New)*
 - **Action-PU-1.2.10** Seek funding to support wastewater collection and disposal system capital improvement projects to improve capacity and functionality, including those recommended in the Wastewater Master Plan. Prioritize funding to implement improvements that reduce stormwater inflow and infiltration and increase system capacities. *(Source: New)*
 - **Action-PU-1.2.11** Investigate alternatives for long-term wastewater management planning, potentially including regionalization and land application as recommended in the Wastewater Master Plan. *(Source: New)*

City of Isleton

City Council
Staff Report

DATE: 09/26/2023

ITEM#: 8.A

CATEGORY: New Business

SUBJECT

Automatic aid agreement between Isleton Fire Department and Montezuma Fire Protection District.

SUMMARY

Currently, Isleton Fire Department and Montezuma Fire Protection District routinely provide mutual aid to each other. By switching from a traditional mutual aid agreement to this proposed automatic aid agreement, it will allow for faster dispatching of resources to calls, sometimes by up to 10 minutes.

FISCAL IMPACT

There is no fiscal impact with this action.

RECOMMENDATION

It is recommended that council approves this agreement and allows the Fire Chief to execute it between both agencies and dispatch centers.

ATTACHMENTS

-

Reviewed by: Charles Bergson, City Manager 

Submitted and prepared by: Yvonne Zepeda, City Clerk _____



Automatic - Aid Agreement

This cooperative Automatic-Aid Agreement is made and agreed upon between the Isleton Fire District and Montezuma Fire District.

WHEREAS, the Isleton Fire District (ISL) maintains and operates a fire protection agency in Sacramento County, adjacent to certain borders of River Delta Fire Protection District, and

WHEREAS, the Montezuma Fire District (MTZ) maintains and operates a fire protection agency in Solano County, adjacent to certain borders of the Isleton Fire District (ISL), and

WHEREAS, both Fire agencies are desirous of additional fire protection services in certain areas of their respective jurisdictions;

NOW THEREFORE, the parties agree to the following while the agreement is in force:

GENERAL:

1. MTZ and ISL agree to respond apparatus equipped with a normal compliment of personnel and equipment to emergency incidents as described in Appendix 1.
2. MTZ and ISL agree to respond apparatus with a normal compliment of personnel and equipment for standby coverage as described in Appendix 1.
3. The Automatic Aid Agreement shall receive periodic review. Any modifications shall be consistent with this agreement and mutually beneficial.
4. Notwithstanding the above, no response shall require MTZ and ISL to deplete its own fire protection resources to the detriment of its normal fire protection responsibilities.
5. The assurance of cooperation set forth herein shall constitute the sole consideration for the performance hereof and neither party shall be obligated to reimburse the other on account of any action taken or aid rendered hereunder or for any use of material, damage of equipment, or liability incurred which may occur in the course of rendering services herein provided for.
6. The agreement shall remain in full force and effect unless terminated or altered by either party hereto giving to the other thirty (30) days' notice in writing of such termination.

COMMAND:

1. The Incident Command System (ICS) shall be used on all incidents involving Automatic Aid response.
2. The first arriving officer shall assume command upon arrival. Command will be transferred to an officer from the jurisdiction having authority as soon as practical.
3. When additional resources are needed, they can be requested from either or both agencies. The nearest available resource of the appropriate type should be considered.

COMMUNICATION:

1. Clear text shall be used by both agencies.
2. The radio channel(s) of the jurisdiction having authority shall be used by the responding agency.
3. When responding to an Automatic Aid incident, providers shall;
 - a. Advise the home communication center of the response and of switching to the receiving agency's radio channel.
 - b. Switch to the command channel of the receiving agency and advise their communication center of the response.
 - c. Remain on the command channel of the receiving agency until assignment of another radio frequency or released or cancelled.
 - d. After cancellation, return to normal assigned channel and advise the communication center of status.
4. If the providers of the Automatic Aid Agreement do not have the radio channels of the receiving agency, they shall remain on their normal assigned channel and ask the dispatcher to advise the receiving agency of the response. Providers should report directly to the Incident Commander and request a radio with appropriate communication capabilities.

REPORTS:

1. The jurisdiction having authority is responsible for preparing and submitting reports.
2. Each agency is responsible for establishing and monitoring their own internal reporting requirements.

STAND-BY COVERAGE:

1. Personnel and apparatus providing stand-by coverage are available for dispatch into their home jurisdiction and are not solely committed to the agency to which they are providing assistance.
2. Agencies receiving stand-by coverage will make an attempt to provide a person to serve as department liaison.

Montezuma Fire District

Michael O'Connor, Fire Chief (707)374-5962

Date

Isleton Fire District

Scott Baroni, Fire Chief (916)777-7770

Date

APPENDIX 1:

Pursuant to this agreement for exchange of emergency services;

The Montezuma Fire District will provide an engine company response, with a minimum staffing of two (2) personnel and / or a Water Tender response with a minimum staffing of one (1) personnel, to each incident type as outlined within the following geographical areas.

Structure and Vegetation Fire Response – Engine Company or Water Tender Response:

- All areas within Isleton District boundaries.

MCI Auto Accidents – Engine Company Response

- All areas within Isleton District boundaries

Isleton Fire District will provide an engine company response, with a minimum staffing of two (2) personnel, to each incident type as outlined within the following geographical areas:

Structure and Vegetation Fire Response – Engine Company Response: (Ryer Island)

- All areas within Montezuma District boundary East of the Hwy 12 round-about.

MCI Auto Accidents – Engine Company Response

- All areas within Montezuma District Boundary.

City of Isleton

City Council Staff Report

DATE: September 26, 2023

ITEM#: 8.B

CATEGORY: New Business

UTILITY TRACTOR, COMPACT – AUTHORIZE PURCHASE

SUMMARY

The City's Public Works operation is in need of a compact utility tractor. City Council is requested to authorize acquisition.

DISCUSSION

The existing compact tractor is past its useful life and needs replacement. The compact tractor is utilized for street maintenance, mowing, clearing heavy brush, and heavy logistical work. Staff solicited three quotations for a compact utility tractor, with attachments, and received the following results:

Big Valley Tractor, Stockton	\$21,500
Dolk Tractor Co, Rio Vista	\$26,769.50
Garton Tractor, Santa Rosa	\$30,698

The proposal from Big Valley was a 12 year old used machine with a limited warranty. The Dolk proposal is for a machine with just over 100 hours use with a full warranty for a new machine. The Garton proposal is for a new machine with warranty and is more costly. Staff is recommending the purchase of the Dolk Tractor because the machine is almost new and the terms are manageable.

FISCAL IMPACT

The cost of this equipment \$26,769.50 payable over six years. This cost is to be allocated among the public works maintenance division, the Landscaped and Lighting Assessment District, and the Wastewater Treatment division 50%, 25%, and 25% respectively. This equates to approximately an annual per division charge of \$2,230, \$1,115, and \$1,115 respectively, amounts which are available in each function equipment budget.

RECOMMENDATION

It is recommended City Council authorize City Manager to purchase a compact utility tractor from Dolk Tractor Company.

ATTACHMENTS

1. Dolk Tractor Company, Rio Vista – Quotation of 09/06/23
2. Garton Tractor Inc, Santa Rosa – Quotation
3. Big Valley Tractor, Stockton

Prepared by: Charles Bergson, City Manager



Dolk Tractor Company

est. 1948

Rio Vista, CA

Phone (707) 374-6438

Fax: (707) 374-6430

QUOTATION

SALES ORDER

Date 9/6/2023

CUSTOMER NAME	CUSTOMER PHONE/FAX NUMBER
City of Isleton	Dean and Scott

MAKE	DESCRIPTION	AMOUNT
Kubota	L2501HST Tractor Harvest rental return	
	24.8 engine HP; 4 wheel drive; hydrostatic transmission;	
	R1 ag tires; cat 1 three point hitch; 540 PTO	
Kubota	LA526FL Front Loader with grill guard	
	60" pin on bucket installed	
	List Price \$27667.	
	Sales Price	\$21600. + tax
	Canopy installed on tractor	\$600.
Land Pride	RCR1860 Rotary Mower	
	60" cut with rubber flap front; steel band rear	
	List Price \$2956	
	Sales Price	\$2400.
SUBTOTAL		\$24600.
Sales Tax UCC & excise tax		2169.50
TOTAL		\$26769.50

	Financing available is 0% for 72 months	
	With no down payment \$371.80 each	

TOTAL AMOUNT OWED BY CUSTOMER

BY: Tony Carvalho cell 916-417-7390 _____

Attach 1



Quality People / Quality Products

[+ About Us](#)

[+ Careers](#)

[+ Government Programs](#)

[+ MyDealer](#)

1-877-TRACTOR

[HOME](#)

[SHOP](#)

[BRANDS](#)

[SUPPORT](#)

[RENTALS](#)

[LOCATIONS](#)

[ABOUT](#)



SHIPPING DETAILS:

Shipping costs will be charged separately. We will contact you within 24 hours of purchase to discuss shipping options.

[INQUIRE ABOUT THIS PRODUCT](#)

[Home](#) / [Kubota](#) / [KUBOTA L2502HST TRACTOR, LOADER](#)

[< Prev](#) | [Next >](#)



KUBOTA L2502HST TRACTOR, LOADER

SKU: kc0206

\$30,698.00

Quantity

CONTACT US



Attach 2



Quality People Quality Products

+ About Us

+ Careers

+ Government Programs

+ MyDealer

1-877-TRACTOR

HOME

SHOP

BRANDS

SUPPORT

RENTALS

LOCATIONS

ABOUT

60 month lease, \$346.53 per month, see details below.

Call/Text Will Jenkel at 707 494-0824 to get your price and additional information on this unit

****INCLUDING THE FOLLOWING OPTIONS****

New KUBOTA L2502HST 4wd ROPS Tractor
Standard Equipment:

24.8 gross engine HP, 19 PTO HP, 3 cylinder,
Tier IV, 5.2 GPM remote flow, 1433 lb @24"
3-point lift capacity, Integral type power
steering, 3 range hydrostatic transmission, 11.1
gallon fuel tank, Live-independent hydraulic 540
PTO with Wet PTO brake

****INCLUDING THE FOLLOWING OPTIONS****

L2502HST 4wd ROPS Tractor
ALR8809A RT TITN 15-19.5 R4 STL 6BLT
AMR8977B FT TITN 27X8.50-15 R4 STL 6 BLT
LMX6800 Clevis Kit for L-MX Drop Drawbars

with

New KUBOTA LA526 Front Loader

Standard Features:

Front Grill guard, 2 lever skidsteer style quick
attach, Lift capacity @ pivot pin 1096lb (L2502)
1144LB, (L33/3902) Max Lift height @ pivot pin
94.8"

****INCLUDING THE FOLLOWING OPTIONS****

LA526 Front Loader
L2130 ROD INDICATOR KIT FOR LA525/LA525FL
L2248 66" QUICK ATTACH BUCKET
TL1756 BOLT ON CUTTING EDGE

Stock Number: kc0206, just arrived

Very popular tractor. No DPF or def fluid required on this tractor.

From its beginnings as the L Series in 1967, to its evolution as the Standard L Series in 1997, Kubota's popular compact tractor line has continued to build on its reputation for affordability, durability and versatility. Enhanced and refined



Attach 2

CONTACT US



Quality Tractors Wholesale Products*

+ About Us

+ Careers

+ Government Programs

+ MyDealer

1-877-TRACTOR

HOME

SHOP

BRANDS

SUPPORT

RENTALS

LOCATIONS

ABOUT

†Based on EDI tractor sales data of under 40 horsepower models from 2009 to 2020

Purchasing a tractor from Garton Tractor includes a complete operator orientation discussing safety, operation, operation theory and maintenance.

CALL/ TEXT WILL JENKEL (707) 494 -0824 TO PURCHASE THIS UNIT

Hablamos espanol para ventas, repuestos y servicio

FINANCING AVAILABLE ON THIS UNIT

SUBJECT TO CREDIT APPROVAL

Priced FOB Garton Tractor, Santa Rosa. Delivery available. Call for details and cost (707) 494-0824

\$0 DOWN

60 months, 0.0% interest, \$556.69 per month

72 months, 0.99% interest, \$478.01 per month

84 months, 1.99% interest, \$426.30 per month

Available additional \$700 discount for non financed/leased unit

Lease options

60 months, 300 hours per year allowed, \$0 down payment, \$346.53 per month plus tax. Option to purchase at end of lease for \$15,622.18 plus tax

60 months, 600 hours per year allowed, \$0 down payment, \$381.93 per month plus tax. Option to purchase at end of lease for \$13,255.18 plus tax



Attach 2

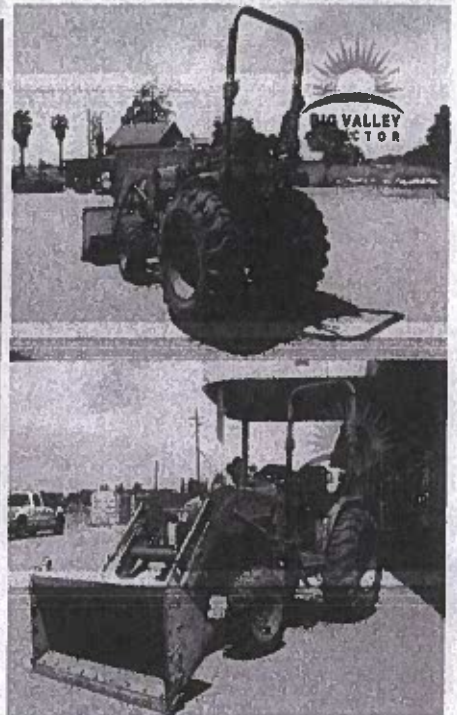
CONTACT US



WEBSITE bigvalleytractor.com
 CALL 800-266-9631
 EMAIL marketing@bigvalleytractor.com

DEALER USED EQUIPMENT

2012 4WD TRACTOR, 33 HP WITH FRONT LOADER AND 3 REAR REMOTES



Text Us

DESCRIPTION

The Kubota B3300SU is a 4WD compact utility tractor from the B series. The Kubota 300SU is equipped with a 1.5 L four-cylinder diesel engine and hydrostatic transmission with infinite (3-range) forward and reverse gears.

The Kubota B3300SU compact utility tractor used the Kubota V1505 engine. It is a 1.5 L, 98 cm², (91.4 cu-in) four-cylinder natural aspirated diesel engine with 78.0 mm (3.07 in) of the cylinder bore and 78.4 mm ...continued on page 2

PRICE

\$21,500.00

We use cookies on this site to enhance your user experience. For a complete overview of how our site uses your cookies, please see our [PRIVACY POLICY](#).

MODEL B3300SU

STOCK # UT28207

HOURS 320

HIDE MESSAGE



LOOKING FOR A QUOTE? GOT A TRADE?
 800-266-9631

COME VISIT
 3516 Newton Rd.
 Stockton, CA

OUR HOURS
 Mon - Fri 7am - 5pm | Saturday 8:30am -
 12:30pm | Sunday CLOSED

Handwritten signature/initials



WEBSITE bigvalleytractor.com
 CALL 800-266-9631
 EMAIL marketing@bigvalleytractor.com

Description Continued

9 in) of the piston stroke. This engine produced 33.5 PS (24.6 kW; 33.0 HP) at 2,700 rpm of gross horsepower and 25.3 PS (18.6 KW; 24.9 HP) PTO output power.

Kubota B3300SU is equipped with integral type power steering, wet disc type brakes, open operator station with two-post ROPS and 31.0 US gal. (8.2 US gal.; 6.8 Imp. gal) fuel tank.



We use cookies on this site to enhance your user experience. For a complete overview of how our site uses your cookies, please see our [PRIVACY POLICY](#).



LOOKING FOR A QUOTE? GOT A TRADE?



800-266-9631

COME VISIT

3516 Newton Rd.
 Stockton, CA

OUR HOURS

Mon - Fri 7am - 5pm | Saturday 8:30am -

12:30pm | Sunday CLOSED

11/2

City of Isleton

City Council Staff Report

DATE: September 26, 2023

ITEM#: 8.C

CATEGORY: New Business

UNWIRED BROADBAND, LLC LAND LEASE AGREEMENT FOR CELL TOWER AT CORPORATION YARD; PRESENTATION

SUMMARY

Unwired Broadband LLC has submitted a draft lease agreement for a proposed installation of a communications pole to improve the availability of high-speed broadband services to Isleton and surrounding area.

DISCUSSION

Mark Peterson, Strategic Projects Representative with Unwired Broadband, LLC will present the Unwired proposal. The lease agreement includes an installation of an 80 foot communication pole and transmission devices, space for equipment cabinet, compensation for access and usage of electrical service, 5-year term and renewal options and ready access to the facility for maintenance. Mr Peterson has had preliminary discussions with staff the representatives of the Council Finance subcommittee. Unwired Broadband is an internet provider in Central and Northern California headquartered in Fresno.

Unwired is also offering to provide the internet access to City facilities for no charge. The rates of web service-data download and upload rates-are significant better than those of the current provider.

FISCAL IMPACT

Unwired is proposing a nominal amount for this lease. Staff is recommending a monthly rent to be more than nominal.

RECOMMENDATION

It is recommended City Council receive presentation, discuss the proposal and provide direction.

ATTACHMENTS

1. Communications Site Lease Agreement between unWired Broadband, LLC and City of Isleton.

Written By: Diana O'Brien, Administrative Assistant

Reviewed by: Charles Bergson, City Manager

Submitted and prepared by: Yvonne Zepeda, City Clerk

Charles Bergson

From: Mark Peterson <mpeterson@getunwired.com>
Sent: Wednesday, September 20, 2023 10:27 AM
To: cbergson@cityofisleton.com; paulsteele@cityofisleton.com
Subject: unWired Broadband Proposed Lease Agreement to City of Isleton to Expand Broadband Services in the Community
Attachments: Lease Agreement Template 03.29.22.docx

Hi Chuck and Paul:

Thank you both for the opportunity yesterday to further discuss unWired Broadband's interest in improving the availability of high-speed Internet broadband services to the residents and businesses in the Isleton community. We would like the City to consider and approve a lease agreement allowing unWired Broadband access to the City of Isleton's service yard on 6th St. for the purpose of installing a communications tower that will enable us to deploy transmission equipment to provide low cost, high-speed Internet services.

unWired Broadband has been operating in the Central Valley since 2002 and is one of the 10 largest fixed wireless Internet service providers in the US. Our mission is to provide reliable high-speed Internet services to rural and underserved business and residential customers throughout our coverage area ranging from the base of the Tehachapi's in the south to north of Sacramento.

unWired has made similar arrangements with several owners of properties and tall structures in the Central Valley where we have installed transmission equipment in exchange for no-cost high speed Internet services and/or rents. The city's service yard location and the installation of an 80' communication tower(15 ft. below ground) at considerable expense to unWired will provide an excellent vantage to provide high speed Internet services to the residents and businesses in the area.

Below is the outline of our proposed lease agreement to access the city's yard:

Outline of Proposed Lease Agreement:

- Ground lease allowing installation of an 80' communication pole (15' of which will be underground), transmission devices (radio antennae) on the pole, and ground space for an equipment cabinet in exchange for high-speed Internet services for City offices, rents, and improved Internet services available to residents and businesses in the Isleton community
- Compensation for access will include the following:
 - Services: 3-high speed Internet connections (50Mb/12.5Mb) provided at no charge to serve City offices
 - Rents: \$200 in cash rents per mo.
 - Power Access: \$150 per mo. flat rate stipend to compensate for access and usage of 120v electrical service (usage estimated at 3-4 amps per mo.)
- 5-year term with renewal options
- Ready access to the facility for network equipment maintenance as necessary (most activity—though infrequent--between 6AM and 5PM)

We plan to attend the Council meeting on Sept. 26 when this is an agenda item for review and discussion by the full City Council. We are prepared to move quickly and estimate that we can begin providing services to the community in

approximately 30 days after Council approval. Please let me know if you have any additional questions at this stage regarding our proposal.

Many thanks,

Mark

Mark Peterson

Strategic Projects

(559) 260-0625 (direct)

Tech Support: 559.261.4444 Option 2

Cust. Service/Billing: 559.261.4444 Option 3

www.getunwired.com



www.getunwired.com



Mark Peterson
Strategic Projects
(559) 260-0625 (direct)
Tech Support: 559.261.4444 Option 2
Cust. Service/Billing: 559.261.4444 Option 3
www.getunwired.com



Charles Bergson

From: Mark Peterson <mpeterson@getunwired.com>
Sent: Thursday, August 24, 2023 2:09 PM
To: cbergson@cityofisleton.com
Subject: FW: unWired Broadband Installation of Communication Pole In Isleton to Improve Access to High Speed Internet Service for the Local Community
Attachments: Lease Agreement Template 03.29.22.docx

Hi Chuck: This image shows our coverage area from the proposed communications site encompassing all of the city and includes coverage in other areas as identified by the arrows.

Thanks. --Mark

From: Mark Peterson

Sent: Thursday, August 24, 2023 8:45 AM

To: 'cbergson@cityofisleton.com' <cbergson@cityofisleton.com>

Subject: unWired Broadband Installation of Communication Pole In Isleton to Improve Access to High Speed Internet Service for the Local Community

Hi Chuck:

Thanks again for your consideration of a lease agreement allowing unWired Broadband access to the City of Isleton's service yard on 6th St. for the purpose of installing a communications pole. ***Our interest in installing the pole is to improve the availability of high-speed broadband services to families and businesses in the surrounding Isleton community.***

unWired Broadband has been operating in the Central Valley since 2002 and is one of the 10 largest fixed wireless Internet service providers in the US. Our mission is to provide reliable high speed Internet services to rural and underserved business and residential customers throughout our coverage area ranging from the base of the Tehachapi's in the south to north of Sacramento.

unWired has made similar arrangements with several owners of properties and tall structures in the Central Valley where we have installed transmission equipment in exchange for no-cost high speed Internet services and/or rents. The city's service yard location and the installation of an 80' communication pole (15 ft. below ground) will provide an excellent vantage to provide high speed Internet services to the residential and business customers in the area.

Below is the outline of a potential agreement to access the city's yard:

Outline of Deployment

- Ground lease allowing installation of an 80' communication pole and transmission devices (radio antennae) on the pole in exchange for high-speed Internet services/rents
- The combined value of any Internet services provided by unWired to the city and any additional rents would have a value approximating "market rates" for access to the cities property
- Ground space for equipment cabinet or space in an existing conditioned area
- Compensation for access and usage of 120v electrical service (usage of 3-4 amps per mo.)
- 5-year term with renewal options
- Ready access to the facility for network equipment maintenance as necessary (most activity—through infrequent--between 6AM and 5PM)

Chuck, I have listed below an example of our current rates for the services that we would be able to extend to more residents of Isleton with the installation of a communication pole in the cities service yard. Additionally, unWired anticipates soon becoming a certified provider under the Affordable Connectivity Program (ACP) offering additional \$30 discounts to eligible customers.

What we offer:

- Unlimited data
- Guaranteed speeds: (75%-100% of speed contracted for)

- Flat rated: no usage charges, taxes, fees or other charges

New unWired Broadband NextGen Rates (available in select service areas):

- 25Mb/6/25b \$69.99 per mo.
- **50Mb/12.5Mb \$49.99 per mo. (Special Limited Time Promo Price In New Service Area!!! Mo. To Mo contract. No installation fee!!!)**
- 75Mb/18.75Mb \$149.99 per mo.
- 100Mb/20Mb \$199.99 per mo.
- 150Mb/20Mb \$299.99 per mo.
- 200Mb/25Mb \$349.99 per mo.

City of Isleton 6th St. Service Yard



Chuck, unWired would like to take next steps in moving forward with an agreement enabling us to offer our services to more residents of Isleton as quickly as possible.

Please let me know if you have any questions and please advise if any additional information you may need from unWired at this time.

Many thanks,

Mark

Mark Peterson

Strategic Projects

(559) 260-0625 (direct)

Tech Support: 559.261.4444 Option 2

Cust. Service/Billing: 559.261.4444 Option 3

www.getunwired.com



www.getunwired.com

COMMUNICATIONS SITE LEASE AGREEMENT

THIS COMMUNICATIONS SITE LEASE AGREEMENT ("Lease") dated with an effective date of _____, is between **unWired Broadband, LLC.**, a California Limited Liability Company ("Lessee") whose address is 215 W Fallbrook Ave., Suite 203 Fresno, CA 93711, and _____ ("Lessor") with mailing address of _____

1. **Premises:** Lessor leases the real property located in **City, County**, California, legally described in Exhibit "A" attached hereto and made a part hereof and having Assessor's Parcel Number _____ and commonly known as _____ at _____ (address), coordinates _____ ("Lessor's Property"). Subject to the terms and conditions outlined in this Lease, Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, a portion of the **Silo/Tower** as depicted on Exhibit "B" attached hereto and made a part hereof ("Premises").
2. **Use:** The Premises may be used by Lessee for any lawful activity in connection with the provision of mobile/wireless communications services, including without limitation, the transmission, and the reception of radio communication signals on various frequencies.
3. **Term:** Except as otherwise agreed in writing via Amendment, the initial term of this Lease ("Term") shall be five (5) years commencing on _____ ("Commencement Date") and ending at midnight, Pacific Time on _____. The Term shall automatically extend for five (5) renewal period(s) of five (5) year(s) each unless either party provides written notice to the other of its election not to renew the Term, at least Three Hundred Sixty-Five (365) days prior to the end of the current Term. Each renewal term shall be the same terms and conditions. This Lease shall continue on a month-to-month basis with either party having the right to terminate this Lease with three hundred sixty-five days (365) days prior written notice in the event of a holdover by Lessee on the same terms and conditions as outlined in this Lease.
4. **Rent/Consideration:**
 - a. Upon the Commencement Date, (**Date**), Lessee shall pay Lessor, as rent, the sum of (**Rent amount**) (**\$0.00**) ("Rent") per month, which shall be considered compensation for the installation of up to (**# of antennae**) (**#**) radio transmitting and receiving antennae and associated cable, wiring, equipment upon **Silo/Tower** and equipment rack within the structure at the location. Rent shall be payable on the 1st day of each month, in advance, to Lessor at Lessor's address specified in Paragraph 17 of this Lease.
 - b. In the event any rental installment is not received by Lessor by the tenth (10th) day of any month, a delinquency charge, equal to Ten Percent (10%) of the outstanding amount due shall be paid by Lessee to Lessor concurrently with payment of the delinquent rental installment.
 - c. **Consideration:**

1. Lessee shall provide Lessor with trade connections, listed in this agreement, which shall be considered compensation for the installation of up to (# of antennae) (#) radio transmitting and receiving antennae and associated cable, wiring, equipment upon Silo/Tower, and equipment rack within the structure at the location.
 2. Should Lessee request the installation of any additional antennae on the Tower, starting with antennae #(), Lessee and Lessor shall negotiate an upgrade of the current connections in good faith. Lessee shall notify Lessor via email or mail or by phone at least 24 hours prior to installation.
 3. As consideration for the License granted by Lessor pursuant to this Agreement, Lessee shall provide Lessor, at Lessee's sole expense, with the following:
 - ii. Wireless broadband internet access as specified at locations listed in Exhibit C.
5. **Electrical Power:** Lessor will continue to provide one dedicated 30 amp/120-volt electrical circuit at the base of the building, to furnish electrical power to Lessee's equipment.
6. **Improvements & Access:**
- a. Lessee shall have the right (but not the obligation) at any time following the full execution of this Lease and prior to the Commencement Date, to enter the Premises for the purpose of making necessary inspections and engineering surveys (and soil tests where applicable) and other reasonably necessary tests (collectively "Tests") to determine the suitability of the Premises for Lessee's Facilities (as defined herein) and for the purpose of preparing for the construction of Lessee's Facilities. During any Tests or pre-construction work, Lessee will have insurance as outlined in Paragraph 11, Insurance. Lessee will notify Lessor of any proposed Tests or pre-construction work and will coordinate the scheduling of the same with Lessor. If Lessee determines that the Premises are unsuitable for Lessee's contemplated use, then Lessee will notify Lessor and this Lease will terminate effective immediately upon that notice.
 - b. Lessee has the right to install, upgrade, modify, service, repair, maintain and operate on the Premises radio communications facilities, including but not limited to, radio frequency transmitting and receiving equipment, batteries, utility lines, transmission lines, radio frequency transmitting, and receiving antennas, and including mounting equipment ("Lessee's Facilities"). In connection therewith, Lessee has the right to install utility lines and transmission lines connecting antennas to transmitters and receivers. Title to Lessee's Facilities and any equipment placed on the Premises by Lessee shall be held by Lessee. All of Lessee's Facilities shall remain the property of Lessee and are not fixtures.
 - c. Lessor shall provide access to Lessee, Lessee's employees, agents, contractors, and subcontractors to the Premises twenty-four (24) hours a day, seven (7) days a week. Lessor represents and warrants that it has full rights of ingress to and egress from the Premises, and hereby grants such rights to Lessee to the extent required to construct, maintain, install, and operate Lessee's Facilities on the Premises. Lessee's exercise of such rights shall not cause undue inconvenience to Lessor.

- d. Lessor grants Lessee the license to use the existing road to access Lessee's leased premises during their tenancy.
 - e. At Lessee's expense, Lessee shall have the right to install or improve utilities on Lessors' property or premises (including, but not limited to the installation of emergency backup power or to bring utilities across the property) in order to service the premises and Lessee's Facilities. Upon Lessee's request, Lessor shall execute recordable easement(s) evidencing this right.
 - f. Lessee shall remove all Lessee's Facilities at its sole expense within ninety (90) calendar days of the cancellation, expiration, or termination of this Lease. Lessee shall repair any damage to the Premises caused by such removal and shall return the Premises to the condition which existed on the Commencement Date, except for reasonable wear and tear and damages beyond the control of Lessee.
7. **Interference with Communications:** Lessor shall not permit the use of or any activity upon any portion of Lessor's Property in a way that interferes with the communications operations of Lessee. If such interference occurs due to a new Lessee, Lessor will cooperate to every extent possible to resolve the interference with Lessee's communications. Such interference of Lessee's operations shall be deemed a material breach by Lessor, and Lessor shall have the responsibility to promptly terminate said interference. In the event any such interference does not cease promptly, the parties acknowledge that continuing interference will cause irreparable harm to Lessee's operation and equipment, and therefore, Lessee shall have the right to terminate the Lease immediately upon notice to Lessor and seek monetary compensation equal to the loss of business and relocation of antennae.
8. **Termination:** This Lease may be terminated without further liability on three hundred sixty-five (365) days prior written notice: (i) by either party upon default of any covenant, condition, or term hereof by the other party, which default is not cured within ninety (90) days of receipt of written notice of default; or (ii) by Lessee if Lessee is unable to occupy or utilize the Premises due to ruling or directive of the FCC or other governmental or regulatory agency, including, but not limited to, a take-back of channels or change in frequencies. In addition to the remedies described herein, in the event of a default by Lessee under (i) above, the Lessor has the remedy described in California Civil Code Section 1951.4 (Lessor may continue to lease in effect after Lessee's breach and abandonment and recover rent as it becomes due.).
9. **Damage to or Destruction of Premises:**
- a. If the Premises or any building comprising the Premises are damaged or destroyed by fire or other casualty and is deemed unsafe, Lessor may terminate this Lease upon written notice to Lessee. In such case, Lessor will refund to Lessee the unearned rent for the then-current month if Lessee or its officers, directors, shareholders, agents, contractors, employees, or equipment are not the cause of the fire or other casualty, Lessor may elect to repair or construct the Premises and continue this Lease in effect, in which event the monthly rent paid by Lessee shall be reduced for the part of the

Premises of which Lessee is deprived; Lessee shall pay the full rental amounts required once the premises are repaired and Lessee's ability to utilize the Premises is fully restored.

- b. Lessee shall have access to the Premises twenty-four (24) hours a day, seven (7) days a week to make repairs that may be necessary or advisable on account of fire or other casualty or for the maintenance of the Premises and lessee's facilities.

10. Condemnation: If a condemning authority takes all of Lessor's Property or a portion which in Lessee's opinion is sufficient to render the Premises unsuitable for Lessee's use, then this Lease shall terminate as of the date when possession is delivered to the condemning authority. In any condemnation proceeding each party shall be entitled to make a claim against the condemning authority for just compensation (which for Lessee shall include, the value of Lessee's Facilities, moving expenses, prepaid rent, business dislocation expenses, bonus value of the lease, and any other amounts recoverable under condemnation law). Sale of all or part of the Premises to a purchaser with the power of eminent domain in the face of the exercise of its power of eminent domain (e.g., the threat of condemnation), shall be treated as taking by a condemning authority. Any award for the taking of all or any part of the Premises under condemnation or any payment made under threat of the exercise of such power shall be the property of Lessor, whether such award shall be made as compensation for the diminution in value of the leasehold, for taking the property owned by Lessor, or as severance damages; provided, however, Lessee shall be entitled to any award for loss of or damage to Lessee's equipment, trade fixtures, and other personal property and, if applicable, the right to be relocated by the condemner. Notwithstanding any provision hereof to the contrary, Lessee shall have the right to assert with the condemning authority an independent claim for the value of its leasehold interest and its improvements to the Premises.

11. Insurance: Lessee shall maintain throughout the Term and any extension thereof the following insurance: (1) Commercial General Liability with limits of \$2,000,000.00 per occurrence, (2) Automobile Liability with a combined single limit of \$1,000,000.00 per accident, (3) Workers Compensation as required by law, and (4) Employer's Liability with limits of \$1,000,000.00 per occurrence. All insurance carried by Lessee shall be primary and on contributory and Lessor shall be named as an additional insured. Proof of insurance will be provided to Lessor upon request.

12. Lessee's Indemnity: Except as otherwise provided, Lessee shall indemnify, defend, and hold Lessor, its employees, successors and assigns harmless from and against any and all loss, cost, claim, liability, action, damage, injury to or death of any person (including reasonable attorneys' (fees) ("Claims")): (i) incurred or suffered by Lessee or Lessee's officers, directors, shareholders, contractors, employees, agents, or equipment while on the Premises; (ii) incurred or suffered by parties who are not a party to this Lease and which are caused by any acts or omissions of the Lessee under the terms of this Lease; and (iii) incurred or suffered by any party as a result of the equipment installed and/or constructed on the

Premises by Lessee. Lessee's duty to indemnify will not apply to Claims arising out of the gross negligence or willful misconduct of Lessor or any violation of law by Lessor or their agents or contractors.

a. **Survival:** The foregoing indemnity in (12) will survive the termination, cancellation or expiration of this Lease.

13. Assignment: Lessee shall have the right to assign its interest hereunder to any entity that owns or acquires all or substantially all of Licensee's assets or shares of ownership without the consent of Licensor. Lessee shall issue at least ninety (90) day notice to Lessor for sublease or to assign its interest in this Agreement, either directly or indirectly. Lessor may assign this Lease at any time upon ninety (90) days' prior notice to Lessee. All the terms and conditions listed in this agreement shall stay the same and in full effect in the event of such assignment.

14. Title: The signor warrants that it has full right, power, and authority to execute this Lease as a Lessor. Lessee has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice. If, in the opinion of Lessee, such title report shows any defects of title or any liens or encumbrances which may adversely affect Lessee's use of the Premises, Lessee shall have the right to terminate this Lease immediately upon written notice to Lessor.

15. Quiet Enjoyment and Unlawful Activity: Lessor, lessee, and any affiliates shall not engage in acts of violence or threats of violence, including but not limited to, commit waste or nuisance, annoy, molest, harass, or interfere with anyone on the site. Violations of any of the above provisions shall be a violation of the lease agreement and good cause for immediate termination of the lease. Lessor further warrants that Lessee shall have quiet enjoyment of the premises during the Term of this Lease or any extension of the Term.

16. Repairs: Lessee shall not be required to make any repairs to the Premises except for damages to the Premises caused by Lessee, its employees, agents, contractors, or subcontractors.

17. Miscellaneous:

- a. If any provision of the Lease is invalid or unenforceable with respect to any party, the remainder of this Lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.
- b. This Lease shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties subject to the terms of this Lease.
- c. All notices under this Agreement shall be in writing and shall be given by personal delivery; or by registered or certified U.S. mail, postage prepaid, return receipt requested; or by email; or by facsimile if transmitted by a machine that produces a transmission report verifying the date and time of transmission and the telephone

number to which transmitted, and a confirming hard copy is mailed to the recipient; or by overnight delivery service that issues a receipt and addressed to the appropriate party at the address set forth below. Notice given: (a) by personal delivery will be effective upon delivery or refusal of delivery, whichever is earlier; (b) by mail will be effective upon receipt or three (3) calendar days after the postmark date, whichever is earlier; (c) by facsimile will be effective on the date shown on the transmission receipt; (d) by email will be effective the next business day; and (e) by overnight service will be effective upon delivery or refusal of delivery, whichever is earlier. The consent, denial, or response for all requests must be provided within 3 business days.

Lessor: (Lessor's Name)
(Lessor's Address)
(City, State, Zip)
Phone:
Fax:
E-mail:
(Site POC Name)
Phone:
Email:

Lessee: unWired Broadband, LLC
ATTN: Ravipal Singh
215 W Fallbrook Ave Suite 121
Fresno, CA 93711
Phone: (559) 261-4444
Fax: (559) 261-4445
Email: Leasing@getunwired.com

The Lessor or Lessee may from time to time designate any other address for this purpose by written notice to the other party.

- d. This Lease shall be governed under the laws of the State of California. The parties agree that the property venue for any lawsuit involving this Lease shall be the Fresno County Superior Court, if in state court, or the United States District Court, Eastern District of California, if in federal court. The prevailing party in any legal claim arising hereunder shall be entitled to its reasonable attorney's fees, litigation expenses, and court costs, including appeals if any.
- e. The Parties agree that (i) a digital or electronic signature on this Agreement and/or (ii) a fully executed scanned or electronically reproduced copy or image of this Agreement shall be deemed an original and may be introduced or submitted in any action or proceeding as competent evidence of the execution, terms, and existence hereof notwithstanding the failure or inability to produce or tender an original,

manually executed counterpart of this Agreement and without the requirement that the unavailability of such original, manually executed counterpart of this Agreement first be proven.

18. Entire Agreement: This agreement which includes all attachments referred to above, constitutes the entire Agreement between the parties and cannot be modified unless all parties come to a mutual agreement and submit said Agreement in writing, signed by all parties, except as permitted by applicable law. Neither party has made any representations or promises other than those set forth herein. By signing below, both parties also agree that any prior agreement signed pertaining to (Lessor's Name) shall be null and void and superseded by this agreement.

Signatures on the following page...

IN WITNESS WHEREOF, the parties have executed this lease as of this date first above written.

Dated: _____

LESSEE:

unWired Broadband, LLC
a California Limited Liability Company

By: _____

PETER L. SORENSEN, President

Dated: _____

LESSOR:

(Lessor's Name)

By: _____

(Name & Title)

**EXHIBIT A
LEGAL DESCRIPTION OF LESSORS PROPERTY**

Lessor's property of which Premises are a part is legally described as follows:

ABC Family Farms Fresno Silo Fresno, CA

Assessor's Parcel Number: (#)

EXHIBIT B

DESCRIPTION OF PREMISES

The location of the Premises within Lessor's property together with access, ingress, egress, easements and utilities are more particularly described or depicted as follows:

1. Easements necessary to supply adequate power, telephone, and grounding of the equipment and access to and from Lessee's facilities from the nearest public right-of-way.

A final drawing or copy of a property survey or site plan depicting the above shall be initialed by Lessor and will replace this Exhibit B.

Notes:

1. This Exhibit may be replaced by a land survey or Site Plan of the Premises once it is received by Lessee.
2. Setback of the Premises from the Land boundaries shall be the distance required by the applicable governmental authorities.
3. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers, mounting positions may vary from what is shown above.

EXHIBIT C
Trade Connections

	Opportunity Number	Plan	Address	Cost
1				

City of Isleton

Special City Council Staff Report

DATE: September 26, 2023

ITEM#: 8.D

CATEGORY: New Business

DELTA QUEEN LODGE, 34 MAIN STREET – HISTORIC PRESERVATION, VIOLATION

SUMMARY

The Isleton Historic Preservation Board (IHRB) is reporting that the subject building has violated the City's Historic Preservation Ordinance (Ord 05-2011) and recommending sanctions.

SUBJECT

The IHRB is reporting to Council a violation of the City's Preservation Code and recommending sanctions on the subject property; see attached IHRB letter.

This Ordinance requires buildings to obtain a certificate of appropriateness (COA) prior to conducting any work on a building in the Historic District (Sect 1.09). The subject property did not obtain a COA for recent work (see attached IHRB report). The Delta Queen conducted alterations to the building exterior and new construction without a Certificate.

Staff is recommending that Council find the building owner in violation of Ordinance 05-2011, and set a hearing for this matter. Upon determination of a date, the owner will be notified and invited to discuss this finding.

FISCAL IMPACT

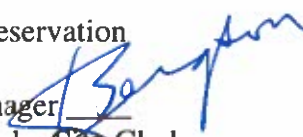
There is no fiscal impact with this action.

RECOMMENDATION

It is recommended that City Council find 34 Main Street in violation of Ordinance No. 05-2011 and set a hearing.

ATTACHMENTS

- Report from the IHRB, June 2023
- Isleton Ordinance 05-2011, Historic Preservation

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

IHPRB REVIEW FINDINGS

COA for 34 Main Street, Isleton CA: Dated 30 MAY 2023, HVAC Installation

Approved

Disapproved

Pending

COMMENTS

Note 1: This COA is "Disapproved" because the owner proceeded with work without applying for proper building permits and COA. This COA was submitted after the Isleton Ordinance Officer red tagged work being performed on 34 Main Street.

Note 2: The Isleton Building Inspector has "first look" at submitted COA's. This is done so the scope of work can be determined to be either "major" or "minor". If the project is determined to be major, a meeting is triggered with the building department and the IHPRB as a minimum. If needed, other city departments can be included such as the fire department, and other city staff. This meeting is done to clarify the needs of the owner, as well as the requirements of the city, so that all work can then proceed in a safe and compliant manner. In this instance, this was not done, with the owner completing the majority of the work before being red tagged. Numerous perforations were made in load bearing walls to install HVAC systems, no structural plans were reviewed because the permitting process was disregarded. The potential for safety and liability issues are now in question. Can the city and those who allowed the work to be executed, be held liable for allowing unsafe, and unpermitted work? The answer is yes. For this reason, the IHPRB will not be complicit in allowing such work to proceed, and is thus the main reason for COA disapproval.

Note 3: In the belated COA, submitted by the owner, the Building Inspector does state that this project is categorized as "major" with the following quote, "...penetrations through exterior wall on a commercial building usually requires structural plans to be submitted to Building department."

Note 4: Per paragraph 1.21 of Ordinance 05-2011 "Unsafe or Dangerous Conditions", if the question of public safety can be rectified in the professional opinion of the building official, then the unpermitted work can continue.

Note 5: The IHPRB does recommend to the City Council that civil penalties be enacted against the owner of 34 Main Street as per Ordinance 05-2011. Reason; the COA permitting process was disregarded creating potential liabilities for all parties involved, as well as altering the visual structure of the building without obtaining prior approval.

Penalties per Ordinance 05-2011:

1.23 A. Misdemeanor – Violation of any provision in this chapter shall constitute a misdemeanor.

C. Civil Penalties – Any person which causes substantial alteration of a structure, shall be liable for a civil penalty... In the case of alteration, the civil penalty shall be one-half the cost of restoration of the altered portion of the landmark or structure.

D. Moratorium – Alteration of a structure in violation of this chapter shall authorize the city to issue a temporary moratorium for the development of the subject property for a period not to exceed 24 months from the date the city becomes aware of the unauthorized alteration. The purpose of the moratorium is to provide the city an opportunity to study and determine appropriate mitigation measures for the alteration, and to insure measures are incorporated into any future development plans and approvals for the subject property.

Note 6: Regarding 34 Main Street, as being a "non-contributor", and therefore the work in question "should be allowed" is a hypothetical. The fact is, unpermitted work was conducted in disregard to city compliance. The irony being, the probability that such alteration could have been allowed was likely, with maybe minor provisions, but we will never now know. Being a "non-contributor" does not allow for a building to stand apart, it contributes to the integrity of the district. It is the district that allows for all buildings, historically significant or not, to take part in the benefits that the historic district allows (tax credits, grant monies via CLG status, etc). The historic district can lose its status and benefits if the "integrity" of the district comes under question.

Note 7: The owner of 34 Main Street has the right to appeal any decisions made by the building official and or IHPRB per paragraph 1.15 of Ordinance 05-2011.

Note 8: No further COA's submitted by 34 Main Street will be approved by the IHPRB pending final decision and outcome by the city council.

COA reviewed (IHPRB)

Signature:



Date of Review:

6-2-2023

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS (COA)
PRESERVATION CHECKLIST**

This checklist is based upon the Federal Department of the Secretary of Interior's Standards which the City of Isleton has adopted for preservation, and is to be used as a guide to insure work done on properties within the Isleton Asian-American District are in compliance. Refer to the Isleton Asian American National Register District Design Guidelines to determine the extent of requirements

Upon completion of this Preservation Checklist please return it to Isleton City Hall for review. Upon completion of review of your COA you will be notified by mail as to the results. Note: Review your information to insure it is correct and complete. Depending on the scope of work to be performed, you could be required to attend a preconstruction meeting (as determined by the Isleton Building Department) and or, to attend an Isleton Historic Preservation Review Board (IHPRB) meeting to discuss your COA plans.

NOTE: COA will not be accepted without photographs

Photos of your structure are required; photos must be current to date, all sides of the structure will be photographed annotated with orientation of view (i.e. North, South, East, West)

Contact Information of person applying for COA (Name/Address/Phone/Email)

MARK YANDU

Address of property that the COA is being applied for:

34 MAIN STREET

Is Property within the boundaries of the Isleton Asian-American District?

Yes

No

If yes COA must be reviewed by Isleton Historic Preservation Review Board (IHPRB).

Is the property listed as historically contributing within the National Register District?

Yes

No

Description of work to be performed (i.e. attach drawings, photos, material samples etc)

INSTALL INDIVIDUAL HVAC UNIT INTO 10 WASTEWATER ROOM
HVAC will go thru wall and extend outside.

ITEMS A THRU D FOR ISLETON BUILDING DEPARTMENT USE ONLY - DO NOT FILL IN

A. Requested work to be performed is:

MAJOR; if major, a preconstruction meeting is triggered.
Time / date, other info concerning the preconstruction meeting.

(N) PENETRATIONS through exterior wall on a
commercial building, usually requires structural plans
to be submitted to Bldg. Dept.
MINOR

Comment:

B. Current condition / configuration of building documented with photographs, all sides of the building have been photo-documented with current date, time, and orientation (N-E-S-W).

Not Completed

C. Area where work is to be completed has been specified and detailed.

Not Completed.

D. Specifications and images for materials to be utilized are documented.

Not Completed

* [Signature] 5/30/2023

PRESERVATION

1. Property requires stabilization until additional work may be undertaken.

Yes

No

Comment: _____

2. Structural work will not alter the features, spaces and spatial relationships that characterize the property.

Yes

No

Comment: _____

3. Distinctive materials, features, finishes and construction techniques that characterize the property are preserved.

Yes

No

Comment: _____

4. New materials match the old in composition, design, color and texture.

Yes

No

Comment: _____

5. Work methods will not damage historic materials.

Yes

No

Comment: _____

6. Archeological controls required.

Yes

No

Comment: _____

REHABILITATION

1 Does the planned use of the property affect distinctive materials, textures, spaces and spatial relationships?

Yes

No

Comment: _____

2 Will distinctive materials have to be removed or altered including features, spaces and spatial relationships?

Yes

No

Comment: _____

3 Conjectural, historic developmental features or elements will not be undertaken.

Yes

No

Comment: _____

4. Distinctive materials, features, finishes and construction techniques are preserved.

Yes

No

Comment: _____

5. New work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment (Note: If such new work is removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired).

Yes

No

Comment: _____

RESTORATION

NA

1 Will the properties new use reflect the restoration period?

Yes

No

Comment: _____

2 Removal of materials, alterations of features, spaces, and spatial relationships that characterize the period will not be undertaken.

Yes

No

Comment: _____

3. Documentation of work is required. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

Yes

No

Comment: _____

4. Project design is historically accurate for time period

Yes

No

Comment: _____

RECONSTRUCTION *NA*

1. Is reconstruction of vanished or non-surviving portions of project required?
 Yes
 No
Comment: _____

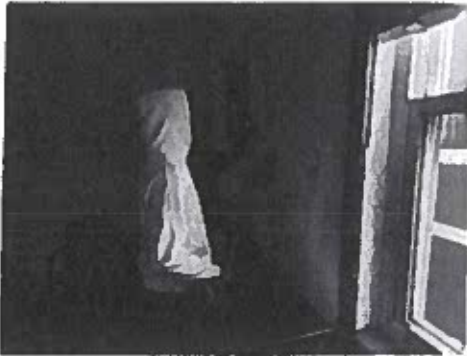
2. Is there documentary / physical evidence to permit accurate reconstruction?
 Yes
 No
Comment: _____

3. Has a thorough archeological investigation been conducted to identify features which are essential for an accurate reconstruction?
 Yes
 No
Comment: _____

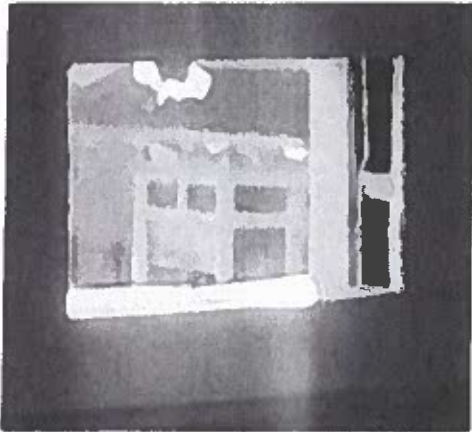
4. Will measures be used to preserve any remaining historic materials, features, and spatial relationships? If yes, please briefly describe
 Yes
 No
Comment: _____

5. Reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
 Yes
 No
Comment: _____

34 Main Street, Isleton HVAC Photos



Each unit was individually surveyed and placed after scanning the walls.

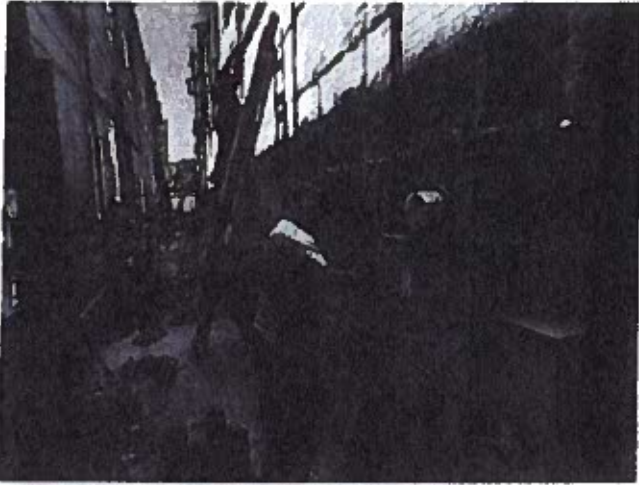


The photo on the left is the opening in Room 29, note the numerous layers of exterior walls.

The 3 photos below are Room 29, one of the rooms that front main street. Room entrance, wall cut, mounted unit.



34 Main Street, Isleton HVAC Photos



Wall hvacs mounted



note mounted swamp cooler

ORDINANCE NO. _____

ORDINANCE NO. 05-2011

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF ISLETON ADOPTING A HISTORIC
PRESERVATION ORDINANCE AND ACCOMPANYING
NEGATIVE DECLARATION**

WHEREAS, in December 2009 the Isleton Historic Preservation Stakeholder Committee was formed to help develop historical preservation goals for the city;

WHEREAS, the committee met every month for more than a year;

WHEREAS, the committee has developed policies and objectives to advance the historical interests of the city;

WHEREAS, this ordinance establishes procedures and regulations to identify, preserve, designate, and maintain historic resources;

WHEREAS, the California Environmental Quality Act is being complied with through use of a categorical exemption (CEQA Guideline § 154308); and

WHEREAS, having reviewed this ordinance on April 12, 2011 the Isleton Planning Commission is recommending City Council approval;

NOW, THEREFORE, the Isleton City Council does ordain as follows:

Section 1. The Historic Preservation Ordinance is adopted to read in its entirety as follows:

HISTORIC PRESERVATION ORDINANCE

Sections:

- 1.01 Purpose
- 1.03 Establishment of Historic Review Board
- 1.06 Designation of Historic Landmarks and Districts
- 1.09 Certificates of Appropriateness
- 1.12 Certificates of Hardship
- 1.15 Appeals
- 1.18. Duty to Maintain
- 1.21 Unsafe or Dangerous Conditions
- 1.23 Penalties

1.01 Purpose

The purpose of this chapter is to promote the public health, safety, and welfare by providing for the identification, protection, enhancement and perpetuation of such things

ORDINANCE NO. _____

as buildings, structures, signs, features and sites within the city, that reflect the city's historical, architectural, archaeological and cultural heritage. The way this chapter has accomplished this is by establishing a historic review board which: (i) makes recommendations to the city council concerning the designation of historic landmarks and districts; (ii) oversees the issuance of certificates of appropriateness which are required in order to make specified changes to historic landmarks and districts; and (iii) makes recommendations to the city council concerning the issuance of hardship certificates which are available under specified circumstances to allow an owner to be relieved from the strict application of this chapter. City council is sensitive to the competing needs of preserving its heritage as provided herein while at the same time avoiding unnecessary regulation of private property. Accordingly, city council has directed the board to distinguish between "minor" and "major" repairs, modifications, alterations and construction as the board develops its operating rules and regulations, which rules and regulations shall be reviewed and adopted by city council resolution and bound in an operational manual together with adopted policies for easy counter reference.

1.03 Establishment of Historic Review Board

A. Establishment of historic review board

The Isleton Historic Review Board is established to promote the goals and objectives of this chapter through exercise of its powers and duties which are outlined below.

B. Composition of the historic review board

The board shall consist of five members as follows: (1) one historical society board member; (2) two public members; and (3) two planning commissioners. The historical society board member shall be selected by the historical society board, the public members shall be appointed by city council; and the planning commission members shall be selected by the planning commission, all subject to city council confirmation.

C. Term, officers and rules

Except as otherwise provided, each board member shall serve at the pleasure of the city council until his or her successor is seated. No member shall serve more than eight consecutive years.

1. Vacancies shall be filled by majority vote of the city council.
2. The term of a member who has been absent for three consecutive meetings without prior board approval, shall automatically terminate.
3. The board shall elect a chair and vice-chair, who shall each hold office for up to two years.

4. The chair and vice-chair shall be elected at the first board meeting after July 1st of each year or as soon there after as possible.

5. The board shall adopt its own operating rules, regulations and policies, and shall designate the time and place for its meetings.

D. Powers and duties of board

1. The board shall:

a. maintain a list of possible landmarks and districts which may merit official historic recognition;

b. investigate and report to the city council on the use of various federal, state, local, and private funding sources;

c. be available to advise people concerning the goals and objectives of this chapter as they relate to proposed work on architectural historical or cultural resources in the community. Examples of such work include exterior painting, roofing, fencing, landscaping, glazing, and installation of light fixtures; and

d. encourage public awareness, understanding and involvement concerning the unique historical, architectural and environmental heritage of the city through educational and interpretative programs.

2. The board shall also:

a. make recommendations to the city council concerning the its designation of historic landmarks and districts which city council is hereby authorized to designate as provided herein;

b. review applications for certificates of appropriateness as follows:

(1) the board shall review applications asking for permission to demolish structures, and recommend to city council whether and under what circumstances a certificate should issue;

(2) the board shall review and rule on applications asking permission to move, alter or construct structures, as well as all other 'major' proposals; and

(2) The board shall review all other applications for certificates of appropriateness to determine whether the board or the building official should rule on them.

ORDINANCE NO. _____

c. review applications for certificates of hardship and recommend to the city council whether and under what circumstances such a certificate should issue.

3. The board shall have all other powers which are incidental and necessary to carry out its enumerated powers and duties.

1.06 Designation of Historic Landmarks and Districts

A. Procedure for designation of historic landmarks and districts

1. The development and amendment of the city's list of historic landmarks and districts may be initiated:

- a. at the recommendation of staff;
- b. by recommendation of the board ; or
- c. by application of the property owner.

2. Upon initiation, the board shall review the request and make a recommendation to be considered at a public hearing before the city council, which will make the final decision concerning adoption or amendment of the list.

3. The city council hearing shall be noticed as follows in addition to the extent otherwise required by law:

a. in the case of a historic landmark, notice of the hearing shall be given to the owners and occupants (if any) of the historic landmark and advertised in a newspaper of general circulation at least ten days prior to the public hearing;

b. in the case of a historic district, notice of the hearing shall be given to the applicants and owners of all properties within the proposed historic district and advertised in a newspaper of general circulation at least ten days prior to the public hearing;

c. at the conclusion of the public hearing city council shall make a decision supported by written findings; and

d. if city council makes a designation, the city clerk will forthwith cause to be recorded notice that such property has been designated and placed on the city's register of historic landmarks and districts and said notice shall state that the designation runs with the land.

B. Criteria for designation of landmarks and districts

1. In designating a landmark or district as being of historical or cultural significance and worthy of protection under this chapter, the property must be found to have historical or cultural interest or special character to the public.

2. The criteria to be used is that the place, site, building, structure, object, or improvement possesses integrity of location, design, setting, materials, and workmanship; and meets one or more of the following:

a. the proposed landmark or district reflects interest or value as part of the heritage of the city;

b. the proposed landmark or district was the location of a significant historic event;

c. the proposed landmark or district identifies with a person(s) who significantly contributed to the history and development of the city; or whose work has influenced the heritage of the city, state or country;

d. the proposed landmark or district contains outstanding or exemplary elements of attention to architectural design, detail, materials or craftsmanship of a particular historic period;

e. the proposed landmark or district is in a unique location or contains one or more physical characteristics representing an established and familiar visual feature of a neighborhood;

f. the proposed landmark or district is a source, site or repository of archeological interest; or

g. the proposed resource or district contains a natural setting that strongly contributes to the well being of the people of the city.

C. Additional criteria for districts

Where the designation of an historic district is being considered, the following additional criteria will be considered:

1. whether it is a geographically definable area, urban or rural, possessing a significant concentration of objects, sites or structures unified by past events, or aesthetically by plan of development; or

2. Whether the collective value of the area is greater than the value of each individual component.

ORDINANCE NO. _____

D. Automatic designations

Any property listed in the National Register of Historic Places or the California Register of Historic Resources will automatically be designated as a local historic landmark, and any neighborhood so designated will automatically be designated as a local historic district. Any property identified as a contributing structure (e.g. one that enhances the historical nature of the area) to a district so listed will also be considered a contributing structure to the local historic district.

E. Findings for deletion of historic landmarks or historic districts

The deletion of any designated historic landmark or district may be approved only if city council first finds that the historic landmark or district no longer qualifies as such based on the criteria in section 1.06 B or is otherwise entitled to a certificate of hardship.

1.09 Certificates of Appropriateness

A. When certificates of appropriateness are required

Except as provided herein, the following activities are only allowed after the city has issued a certificate of appropriateness:

1. Exterior alterations (e.g. exterior painting, roofing, fencing, landscaping, glazing, and installation of light fixtures) to a designated historic landmark;
2. New construction on the site of a designated historic landmark;
3. moving of a historic landmark;
4. a lot split or subdivision of a historic landmark;
5. The erection or relocation of a sign in a historic district; and
6. New construction on property in a historic district.

B. Applying for a certificate of appropriateness

Applications shall be made on a form prescribed by the building official and shall be accompanied by a fee set by resolution of the city council. The application shall include information required by the building official including elevation drawings, proposed colors and materials, plan view of new construction, and color photographs of all sides of all existing onsite structures.

C. Processing of a certificate of appropriateness

1. The building official will use a “preservation check list” to determine if a proposal is “minor” or “major,” and shall use design guidelines to determine if the proposal is compatible with the existing surroundings. All requests for new construction, subdivision, lot splits, demolition, or moving of a historic landmark shall be considered a major alteration. Applications for a certificate of appropriateness for major alterations, except demolition, shall be reviewed by the board. A certificate for demolition shall be reviewed by city council.

2. A certificate of appropriateness for minor improvements may be approved by the building official unless otherwise determined by the board.

3. The building official shall inform the board in writing of all decisions made regarding minor alterations within ten calendar days thereafter.

4. To approve an application, the proposed activity must be found to be consistent with this chapter and with the Secretary of Interior’s standards and not detrimental to a historic landmark or district.

5. The board’s decision will be supported by written findings.

6. A certificate of appropriateness shall become void unless construction is commenced and diligently pursued within eighteen months of the date of issuance. Certificates of appropriateness may be renewed for up to thirty-six-months through the building official.

D. Additional criteria for moving a historic landmark or structure

Approval of a certificate of appropriateness for the moving of a historic landmark or structure in a designated historic district may only be granted if, in addition to the above, the board determines that:

1. The moving will not have a significant negative effect on the applicable goals and objectives of this chapter; and

2. The structure in its original setting is not of such interest or quality that it would reasonably meet federal or state criteria for designation as a historic landmark.

E. Additional criteria for demolishing a historic landmark or structure

Approval of a certificate of appropriateness for the demolition of a historic landmark or structure in a designated historic district may only be granted if, in addition to the above, the board determines that:

ORDINANCE NO. _____

1. The demolition will not have a significant negative effect on the applicable goals and objectives of this ordinance;
2. The structure is not of such unusual design, texture or materials that it cannot be reproduced or can only be reproduced with great difficulty and expense;
3. The structure is not of such interest or quality that it would reasonably meet federal or state criteria for designation as a historic landmark; and
4. Conversion to a new use, rehabilitation and preservation are unfeasible.

F. Demolition mitigation measures

Prior to the issuance of a certificate allowing demolition the following mitigation measures in addition to any others required by law shall be completed by the applicant:

1. Each historic structure shall be documented as follows:
 - a. plans shall be prepared which include a site plan, floor plans, elevations, and detailed drawings of character defining features such as moldings, light fixtures, trim patterns and stairs, and given to the city for preservation; and
 - b. photographs shall be taken which include the exterior and interior of the structure, along with interior and exterior character defining features, and given to the city for preservation.
2. In an effort to preserve features and artifacts from historic structures, a determination whether items within or on the building should be salvaged will be made by the city prior to the issuance of a demolition permit.

1.12 Certificates of Hardship

A certificate of hardship permitting demolition, moving, subdivision, or a lot split, new construction, or alteration, etc., for which a certificate of appropriateness has been refused, may be granted by the city council under the conditions described below. Application shall be made in the form required by the building official, and the same procedure required for a certificate of appropriateness shall be followed. A certificate of hardship may only be granted if the city finds:

1. Reasonable use or return on the property is not likely; and
2. Alternative plans in keeping with this chapter are infeasible.

1.15 Appeals

A. Appeal of building official's decision

Any two members of the board or a member of the public may appeal a decision of the building official made pursuant to this chapter within five calendar days thereafter. The appeal must be in writing, explain the basis and be delivered to the city clerk within that time.

B. Appeal of board decision

Any member of the city council or of the public may appeal a decision of the board made pursuant to this chapter within five calendar days thereafter. The appeal must be in writing, explain the basis and be delivered to the city clerk within that time.

C. Stay of approval

All approvals shall be stayed pending the outcome of an appeal.

1.18 Duty to Maintain

The owner, or other person in charge of a Historical Landmark or a contributing structure in a Historic District has a duty to keep in good repair all of the exterior features of such Landmark, and all interior features thereof which, if not maintained, may cause or tend to cause the exterior features of such resource to deteriorate, decay become damaged or fall into a state of disrepair.

1.21 Unsafe or Dangerous Conditions

Nothing in this chapter shall be interpreted to prohibit the construction, alteration, restoration, demolition, or relocation of any historical resource if such would jeopardize public safety or result in an unsafe or dangerous condition which cannot be satisfactorily rectified in the professional opinion of the building official.

1.23 Penalties

A. Misdemeanor

Violation of any provision in this chapter shall constitute a misdemeanor.

B. Nuisance

ORDINANCE NO. _____

The unauthorized alteration or demolition of a historical landmark in violation of this chapter is expressly declared to be a nuisance and shall be abated by restoring or reconstructing the property to its condition prior to the violation.

C. Civil penalties

Any person or entity which demolishes or substantially alters or causes substantial alteration or demolition of a structure, in violation of the provisions of this chapter, shall be liable for a civil penalty. In the case of demolition, the civil penalty shall be one-half the assessed value of the landmark or structure prior to demolition. In the case of alteration, the civil penalty shall be one-half the cost of restoration of the altered portion of the landmark or structure.

D. Moratorium

Alteration or demolition of a landmark or structure in violation of this chapter shall authorize the city to issue a temporary moratorium for the development of the subject property for a period not to exceed twenty-four (24) months from the date the city becomes aware of the unauthorized alteration or demolition. The purpose of the moratorium is to provide the city an opportunity to study and determine appropriate mitigation measures for the alteration or removal of the landmark or structure, and to ensure measures are incorporated into any future development plans and approvals for the subject property.

The City Clerk shall cause this ordinance to be posted at the following three (3) locations within the City within (15) days after it is certified to be entered in the Book of Ordinances of the City:

Isleton City Hall, 101 Second Street; Isleton Post Office, 202-205 Second and C Street; and the market at 106-107 Second Street.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Isleton duly held on the 24th day of August, 2011, and was approved and enacted at a duly held regular meeting or adjourned meeting of the Council held on the 24th day of August, 2011 by the following roll call vote:

AYES:	Councilmember's Jankovitz, Samano, Villones, Mayor Bettencourt
NOES:	None
ABSENT:	None

Mayor

ATTEST:

APPROVED AS TO FORM:

ORDINANCE NO. _____

City Clerk

City Attorney



City of Isleton

101 Second Street

P.O. Box 716

Isleton, California 95641

Tel: 916-777-7770

Monthly Code Enforcement Report

Date: August 2023

1. Hazards to the Public:

The Code Enforcement Division continues its efforts to ensure the safety of the public. Enforcement activities focus on hazards present in public and private properties and address issues related to stranded and abandoned vehicles and equipment.

- 57 Main Street: An investigation is underway regarding potential violations at 57 Main Street. The Code Enforcement Division is developing a plan of action to address any identified violations and ensure compliance with the applicable regulations. There has been no response from letters mailed regarding violations of Municipal Codes. Code Enforcement has begun the Administrative Citation Process.

- Local Resident Complaints: Several complaints were made regarding nuisance vehicles throughout the city. Those complaints were addressed, and citations and/or removal of nuisance vehicles were performed.

- Hotel Del Rio: The Code Enforcement Division is actively investigating the Hotel Del Rio. Efforts are being made to establish compliance with the property owner, and various means and measures have been requested and are currently being pursued. It has been reported that "work" was performed during nighttime hours. It was discovered that the Fire Department locks placed on the front door were cut and replaced with unknown locks; Code Enforcement, Public Works, and The Fire Chief removed the locks and reinstalled Fire Department padlocks. Several complaints have been received regarding the structure and the apparent safety hazard the building itself is now becoming. Code Enforcement and the Building Official inspected the exterior of the building and did notice a lean to the building and found significant decay and rotting of the structure. Code Enforcement, along with the Building Official, determined the building to be a significant safety hazard to the general public, passing vehicles on Highway 160, and could and most likely be a catastrophic event and liability to the City of Isleton. The "Red Tag" status is still active on the address.

2. Main Street and Commercial Frontages:

The City is committed to maintaining the infrastructure and pedestrian facilities along Main Street. Additionally, efforts have been initiated to educate all business owners about their obligations under the Code to keep their commercial frontages presentable, regardless of whether the business is active.

3. General Code Enforcement:

The Code Enforcement Division actively monitors the city to identify properties and areas not complying with Municipal Code Section 10.16.020 on Nuisances. Various conditions have been observed, including abandoned or deteriorated buildings, litter and debris, adrift household goods, property maintenance issues, and abandoned vehicles.

- Open Investigations: The Code Enforcement Division has several ongoing investigations into potential Municipal Code Violations. In addition, letters of compliance have been sent to property owners in order to address any identified violations and bring the properties into compliance with the regulations.

Location:

6th & H (Towed Vehicle)

6th & F (Towed Vehicle)

- Rental Housing Inspections Program:

Numerous rental housing inspections have been performed. Several inspections had violations/issues located/found during the inspections; those were addressed, and reports were sent to the property owners to address/fix. Code Enforcement had nine rental inspections scheduled and several reinspections conducted.

These monthly code enforcement efforts are aimed at safeguarding public safety, maintaining the attractiveness of Main Street, and ensuring compliance with the Municipal Code throughout the city. Should you have any further inquiries or require additional information, please do not hesitate to contact the Code Enforcement Division.

Nate Anderson



Code Enforcement Division

City of Isleton



City of Isleton

101 Second Street

P.O. Box 716

Isleton, California 95641

Tel: 916-777-7770

CERTIFIED MAIL

September 21, 2023

DRAFT

16 Main Street
Isleton, California 95641

RE: Property Owner:
Property Location: 16 Main Street, CA. 95641
APN: 157-0033-006-0000

Dear Property Owner,

Your building at the subject address has been observed being used for residential purposes at the front of a commercial building in the City's Central Commercial District/Residential District. This does not comply with City regulations and ordinances – Isleton Municipal Code Section 802, Central Commercial District/Residential District). Main Street is a commercial district-the primary use of these building fronts are commercial. Residential is not conducive to this use and is not allowed.

You are directed to provide this office within thirty days of this notice your plans to correct this violation. If a plan is not received and implemented, the City will pursue enforcement of this ordinance which can include restricting use of the building and administrative fines.

Your attention to this matter is appreciated. Please contact this office at your earliest convenience.

Truly yours,

Charles Bergson, P.E.
City Manager
City of Isleton

General Fund - City of Isleton
Profit & Loss
July through August 2023

	Jul 23	Aug 23	TOTAL
Ordinary Income/Expense			
Income			
Charges for Services	5,094.93	6,579.66	11,674.59
Fines and Forfeitures	-42.18	42.18	0.00
Licenses and Permits	1,269.70	213.30	1,483.00
Other Revenues	0.00	131,460.78	131,460.78
Taxes and Assessments	19,549.11	36,468.06	56,017.17
Interest Income	-1,260.22	1,289.89	29.67
Grant Income	0.00	4,936.71	4,936.71
Total Income	<u>24,611.34</u>	<u>180,990.58</u>	<u>205,601.92</u>
Gross Profit	24,611.34	180,990.58	205,601.92
Expense			
09 - Grant Expense	48,991.32	36,826.50	85,817.82
10 - General Government	63,053.52	61,772.70	124,826.22
20 - Public Safety	57,186.33	36,187.90	93,374.23
30 - Parks & Recreation	1,415.75	2,477.16	3,892.91
52 - Public Ways and Facilities	13,362.45	23,878.78	37,241.23
53 - Community Development	8,963.12	5,730.62	14,693.74
56 - Non Departmental Expenses	126.44	156.66	283.10
Total Expense	<u>193,098.93</u>	<u>167,030.32</u>	<u>360,129.25</u>
Net Ordinary Income	-168,487.59	13,960.26	-154,527.33
Other Income/Expense			
Other Income			
9200112 - Indirect cost allocation	1,742.16	2,227.25	3,969.41
Total Other Income	<u>1,742.16</u>	<u>2,227.25</u>	<u>3,969.41</u>
Net Other Income	1,742.16	2,227.25	3,969.41
Net Income	<u><u>-166,745.43</u></u>	<u><u>16,187.51</u></u>	<u><u>-150,557.92</u></u>

Note: \$90,586.33 Sales Tax Received in July
and August is Accrued and shown
as income in prior year ending 06 30 2023

General Fund - City of Isleton
Checks and Withdrawals
July and August 2023

Type	Date	Num	Name	Split	Credit
Check	07/01/2023	18937	Pamela Bulahan	7110010 · City Council Fees	100.00
Check	07/01/2023	18938	PaulSteele	7110010 · City Council Fees	100.00
Check	07/01/2023	18939	IvaWalton	7110010 · City Council Fees	100.00
Check	07/01/2023	18940	Kelly Hutson	7110010 · City Council Fees	100.00
Check	07/01/2023	18941	David Kent	7110010 · City Council Fees	100.00
Bill Pmt -Check	07/03/2023	18975	PG&E- WILSON BALLPARK	2100000 · Accounts Payable	26.37
Check	07/03/2023	eft	MerchantServices	9100022 · Bank Service Charges	126.45
Check	07/05/2023	18970	DeanDockery	8990040 · Miscellaneous Expense PW	300.00
Check	07/05/2023	18971	Robert McGahey	7110039 · City Emergency Red Phone	300.00
Check	07/05/2023	EIB	Paychex	7110015 · Paychex and Retirement Fees	190.10
Bill Pmt -Check	07/06/2023	18976	Price Consulting Services	2100000 · Accounts Payable	1,520.00
Bill Pmt -Check	07/06/2023	18977	Betty Garcia	2100000 · Accounts Payable	150.00
Bill Pmt -Check	07/06/2023	18978	IMAGE SOURCE	2100000 · Accounts Payable	172.08
Check	07/10/2023	ACH	Employment Development Department	222000 · Long-term obligation-EDD	1,000.00
Bill Pmt -Check	07/11/2023	eft	STANDARD INSURANCE CO.	2100000 · Accounts Payable	67.59
Check	07/13/2023	18979	Abel Chevrolet-Buick	-SPLIT-	32,077.84
Bill Pmt -Check	07/13/2023	18982	Willdan	2100000 · Accounts Payable	2,870.00
Bill Pmt -Check	07/13/2023	18983	State Compensation Insurance Fund	2100000 · Accounts Payable	3,214.77
Bill Pmt -Check	07/13/2023	18985	CAL-WASTE RECOVERY SYSTEMS	2100000 · Accounts Payable	888.03
Bill Pmt -Check	07/13/2023	18984	River Rats Toilets	2100000 · Accounts Payable	92.00
Bill Pmt -Check	07/13/2023	18986	Sacramento County Radio Services	2100000 · Accounts Payable	6,375.00
Bill Pmt -Check	07/13/2023	18987	Kaiser Foundation Health Plan	2100000 · Accounts Payable	6,843.00
Check	07/14/2023	HRS	Paychex	7110015 · Paychex and Retirement Fees	223.00
Bill Pmt -Check	07/17/2023	18989	Sacramento County Sheriff's Dept.	2100000 · Accounts Payable	3,000.00
Bill Pmt -Check	07/17/2023	18990	David Kent	2100000 · Accounts Payable	210.39
Bill Pmt -Check	07/17/2023	18991	Consolidated Engineering, Inc.	2100000 · Accounts Payable	19,494.00
Check	07/17/2023	19001	Jory Hadden	7110039 · City Emergency Red Phone	300.00
Check	07/17/2023	18494	DeanDockery	8990040 · Miscellaneous Expense PW	300.00
Bill Pmt -Check	07/18/2023	18992	Frontier Communications	2100000 · Accounts Payable	774.10
Bill Pmt -Check	07/18/2023	18993	Grow West	2100000 · Accounts Payable	88.26
Bill Pmt -Check	07/18/2023	18994	State Compensation Insurance Fund	2100000 · Accounts Payable	4,575.92
Bill Pmt -Check	07/18/2023	18995	Delta Computer Consultants	2100000 · Accounts Payable	268.30
Bill Pmt -Check	07/18/2023	18996	IWorq	2100000 · Accounts Payable	5,500.00
Bill Pmt -Check	07/18/2023	18997	ECS House Industries, Inc.	2100000 · Accounts Payable	596.75
Bill Pmt -Check	07/18/2023	18490	Napa Auto Parts/Stewart Ind. Suppl	2100000 · Accounts Payable	108.82
Bill Pmt -Check	07/18/2023	18491	Napa Auto Parts/Stewart Ind. Suppl	2100000 · Accounts Payable	30.25
Bill Pmt -Check	07/18/2023	19000	Aramark	2100000 · Accounts Payable	368.28
Bill Pmt -Check	07/18/2023	18999	Napa Auto Parts/Stewart Ind. Suppl	2100000 · Accounts Payable	30.25
Bill Pmt -Check	07/19/2023	19003	Hewitt Emergency Services	2100000 · Accounts Payable	4,943.18
Bill Pmt -Check	07/19/2023	19004	Betty Garcia	2100000 · Accounts Payable	150.00
Bill Pmt -Check	07/19/2023	19005	California American Water-Combined	2100000 · Accounts Payable	2,446.46
Bill Pmt -Check	07/19/2023	19006	XEROX FINANCIAL SERVICES	2100000 · Accounts Payable	234.19
Check	07/19/2023	HRS	Paychex	7110015 · Paychex and Retirement Fees	33.95
Check	07/19/2023	TPS	Paychex	7110015 · Paychex and Retirement Fees	130.69
Check	07/19/2023	EIB	Paychex	7110015 · Paychex and Retirement Fees	209.30
Check	07/19/2023	EIB	Paychex	7110015 · Paychex and Retirement Fees	280.49
Check	07/19/2023	19002	DeanDockery	7110039 · City Emergency Red Phone	300.00
Bill Pmt -Check	07/24/2023	19007	US BANK	2100000 · Accounts Payable	10,856.24

General Fund - City of Isleton
Checks and Withdrawals
July and August 2023

Bill Pmt -Check	07/24/2023	19008	Ramos Oil Company	2100000 · Accounts Payable	406.35
Bill Pmt -Check	07/24/2023	19009	Premier Access Insurance Co.	2100000 · Accounts Payable	780.39
Check	07/24/2023	19014	Civicwell	-SPLIT-	1,105.91
Bill Pmt -Check	07/24/2023	19013	Bennett Engineering Services Inc	2100000 · Accounts Payable	14,789.40
Bill Pmt -Check	07/24/2023	19016	Home Depot	2100000 · Accounts Payable	256.93
Bill Pmt -Check	07/24/2023	18998	Napa Auto Parts/Stewart Ind. Suppl	2100000 · Accounts Payable	108.82
Bill Pmt -Check	07/25/2023	19021	Century Homes SI, LLC	2100000 · Accounts Payable	707.54
Bill Pmt -Check	07/26/2023	19017	Christina Garcia	2100000 · Accounts Payable	30.00
Bill Pmt -Check	07/27/2023	19018	David Kent	2100000 · Accounts Payable	126.71
Bill Pmt -Check	07/28/2023	19019	D & S Press	2100000 · Accounts Payable	66.25
Bill Pmt -Check	07/28/2023	19020	PG&E- City of Isleton	2100000 · Accounts Payable	5,735.30
Bill Pmt -Check	07/31/2023	19022	Servepro of Lodi	2100000 · Accounts Payable	6,974.86
Bill Pmt -Check	08/01/2023	19023	Verizon Wireless	2100000 · Accounts Payable	983.40
Bill Pmt -Check	08/01/2023	19024	RIO VISTA ELECTRIC	2100000 · Accounts Payable	528.63
Bill Pmt -Check	08/01/2023	19025	IMAGE SOURCE	2100000 · Accounts Payable	189.28
Bill Pmt -Check	08/01/2023	19026	CAL-WASTE RECOVERY SYSTEMS	2100000 · Accounts Payable	820.27
Bill Pmt -Check	08/01/2023	19027	RIO VISTA BEACON	2100000 · Accounts Payable	320.00
Bill Pmt -Check	08/01/2023	19028	Delta Computer Consultants	2100000 · Accounts Payable	288.92
Bill Pmt -Check	08/01/2023	19029	Providers International/Goudarzi Protect	2100000 · Accounts Payable	8,470.00
Bill Pmt -Check	08/01/2023	19030	PRISM	2100000 · Accounts Payable	662.00
Check	08/01/2023	19032	Jory Hadden	7110039 · City Emergency Red Phone	300.00
Bill Pmt -Check	08/01/2023	19033	Rio Vista Ace Hardware	2100000 · Accounts Payable	644.51
Bill Pmt -Check	08/01/2023	19034	Betty Garcia	2100000 · Accounts Payable	150.00
Bill Pmt -Check	08/01/2023	19035	Acme Saw	2100000 · Accounts Payable	649.49
Bill Pmt -Check	08/01/2023	19036	Brookcrest by Culligan Water	2100000 · Accounts Payable	34.90
Check	08/01/2023	19039	Pamela Bulahan	7110010 · City Council Fees	100.00
Check	08/01/2023	19040	PaulSteele	7110010 · City Council Fees	100.00
Check	08/01/2023	19041	IvaWalton	7110010 · City Council Fees	100.00
Check	08/01/2023	19042	Kelly Hutson	7110010 · City Council Fees	100.00
Check	08/01/2023	19043	David Kent	7110010 · City Council Fees	100.00
Check	08/01/2023	19031	Robert McGahey	7110039 · City Emergency Red Phone	300.00
Bill Pmt -Check	08/02/2023	19046	Frontier Communications	2100000 · Accounts Payable	776.91
Check	08/02/2023	eft	MerchantServices	9100022 · Bank Service Charges	156.66
Check	08/02/2023	EIB	Paychex	7110015 · Paychex and Retirement Fees	194.30
Bill Pmt -Check	08/03/2023	19037	PG&E- WILSON BALLPARK	2100000 · Accounts Payable	12.00
Bill Pmt -Check	08/03/2023	19038	State Compensation Insurance Fund	2100000 · Accounts Payable	4,575.92
Bill Pmt -Check	08/07/2023	19044	Price Consulting Services	2100000 · Accounts Payable	5,520.00
Bill Pmt -Check	08/08/2023	19045	Rio Vista Ace Hardware	2100000 · Accounts Payable	413.28
Bill Pmt -Check	08/08/2023	19047	Kaiser Foundation Health Plan	2100000 · Accounts Payable	6,843.00
Bill Pmt -Check	08/08/2023	19048	River Rats Septic & Plumbing	2100000 · Accounts Payable	
Bill Pmt -Check	08/08/2023	19049	SACRAMENTO COUNTY FIRE CHIEFS ASSC	2100000 · Accounts Payable	
Bill Pmt -Check	08/08/2023	19050	SACRAMENTO COUNTY FIRE CHIEFS ASSC	2100000 · Accounts Payable	100.00
Bill Pmt -Check	08/08/2023	19051	Napa Auto Parts/Stewart Ind. Suppl	2100000 · Accounts Payable	123.05
Check	08/10/2023	19054	Gerald Zink	-SPLIT-	1,430.44
Check	08/10/2023	19053	DianaO'Brien	8140012 · Mileage AD	80.30
Bill Pmt -Check	08/10/2023	19056	CA Dept Highway Patrol	2100000 · Accounts Payable	3,498.57
Check	08/10/2023	19055	Gerald Zink	410 · Sewer O&M	98.92
Bill Pmt -Check	08/10/2023	19057	Core Equipment	2100000 · Accounts Payable	
Bill Pmt -Check	08/10/2023	19058	Core Equipment	2100000 · Accounts Payable	23,119.16

**General Fund - City of Isleton
Checks and Withdrawals
July and August 2023**

Bill Pmt -Check	08/10/2023	19059	Grow West	2100000 · Accounts Payable	118.54
Bill Pmt -Check	08/10/2023	19060	Bergson, Charles L.	2100000 · Accounts Payable	8,971.67
Check	08/10/2023	ACH	Employment Development Department	222000 · Long-term obligation-EDD	1,000.00
Check	08/11/2023	19061	Jory Hadden	7110039 · City Emergency Red Phone	300.00
Check	08/11/2023	19062	Robert McGahey	7110039 · City Emergency Red Phone	300.00
Check	08/11/2023	HRS	Paychex	7110015 · Paychex and Retirement Fees	223.00
Bill Pmt -Check	08/11/2023	ACH	STANDARD INSURANCE CO.	2100000 · Accounts Payable	67.59
Bill Pmt -Check	08/14/2023	19063	Grow West	2100000 · Accounts Payable	17.13
Check	08/16/2023	EIB	Paychex	7110015 · Paychex and Retirement Fees	194.30
Bill Pmt -Check	08/23/2023	19064	Betty Garcia	2100000 · Accounts Payable	150.00
Bill Pmt -Check	08/24/2023	19065	California American Water-Combined	2100000 · Accounts Payable	3,615.77
Bill Pmt -Check	08/24/2023	19066	XEROX FINANCIAL SERVICES	2100000 · Accounts Payable	234.19
Bill Pmt -Check	08/24/2023	19067	Delta Computer Consultants	2100000 · Accounts Payable	398.83
Bill Pmt -Check	08/24/2023	19068	Premier Access Insurance Co.	2100000 · Accounts Payable	780.39
Bill Pmt -Check	08/24/2023	19070	US BANK	2100000 · Accounts Payable	6,937.09
Bill Pmt -Check	08/24/2023	19071	Verizon Wireless	2100000 · Accounts Payable	584.78
Bill Pmt -Check	08/24/2023	19072	Providers International/Goudarzi Protect	2100000 · Accounts Payable	4,235.00
Bill Pmt -Check	08/24/2023	19073	PG&E- City of Isleton	2100000 · Accounts Payable	5,683.78
Bill Pmt -Check	08/24/2023	19074	Ramos Oil Company	2100000 · Accounts Payable	395.96
Bill Pmt -Check	08/24/2023	19075	Sacramento County-Env.Mgmt.Dapt	2100000 · Accounts Payable	933.00
Check	08/28/2023	19076	DOCKERY, DEAN	7110039 · City Emergency Red Phone	300.00
Check	08/28/2023	19077	Jory Hadden	7110039 · City Emergency Red Phone	300.00
Check	08/28/2023	19078	Civicwell	8400064 · Grant - Caltrans-Sustain Comm	3,240.86
Check	08/28/2023	19079	Bennett Engineering Services Inc	8400054 · Grant- SB2	9,463.66
Check	08/28/2023	19080	Bennett Engineering Services Inc	8400054 · Grant- SB2	6,088.55
Bill Pmt -Check	08/28/2023	19081	River Rats Septic & Plumbing	2100000 · Accounts Payable	2,500.00
Bill Pmt -Check	08/28/2023	19082	Ramos Oil Company	2100000 · Accounts Payable	2,603.91
Bill Pmt -Check	08/29/2023	19083	Verizon Wireless	2100000 · Accounts Payable	626.65
Bill Pmt -Check	08/29/2023	19084	Delta Computer Consultants	2100000 · Accounts Payable	725.85
Check	08/30/2023	EIB	Paychex	7110015 · Paychex and Retirement Fees	194.30
Check	08/31/2023	19085	Jory Hadden	7110040 · Salaries & Wages PW	800.18
Check	08/31/2023	19086	Robert McGahey	7110040 · Salaries & Wages PW	1,804.45
Bill Pmt -Check	08/31/2023	19087	PG&E- WILSON BALLPARK	2100000 · Accounts Payable	18.20
Bill Pmt -Check	08/31/2023	19088	Delta Computer Consultants	2100000 · Accounts Payable	735.00
Bill Pmt -Check	08/31/2023	19089	IMAGE SOURCE	2100000 · Accounts Payable	278.88
Bill Pmt -Check	08/31/2023	19090	State Compensation Insurance Fund	2100000 · Accounts Payable	12,313.81
Bill Pmt -Check	08/31/2023	19091	Consolidated Engineering, Inc.	2100000 · Accounts Payable	11,500.00
Bill Pmt -Check	08/31/2023	19092	Franklin Miller Inc.	2100000 · Accounts Payable	10,000.00

410 Sewer O&M - City of Isleton
Profit & Loss
July through August 2023

	<u>Jul 23</u>	<u>Aug 23</u>	<u>TOTAL</u>
Ordinary Income/Expense			
Income			
40095SW · SEWER CONNECTION FEE	-4,000.00	0.00	-4,000.00
45100SW · Sewer - Single Family - City	17,496.06	18,144.06	35,640.12
45101SW · Sewer - Multi Family City	10,132.63	10,132.63	20,265.26
45102SW · Sewer - Commercial City	8,635.34	8,707.34	17,342.68
45103SW · Sewer - Resident Outside City	7,584.01	7,900.01	15,484.02
45104SW · Sewer - Commercial Outside City	2,085.64	2,085.64	4,171.28
Total Income	<u>41,933.68</u>	<u>46,969.68</u>	<u>88,903.36</u>
Gross Profit	41,933.68	46,969.68	88,903.36
Expense			
71100SW · Salaries & Wage - Sewer	7,570.30	19,749.20	27,319.50
71101SW · Salaries/Admin Cost - Sewer	0.00	91.67	91.67
72104SW · Social Security Contr - Sewer	591.91	1,354.32	1,946.23
82101SW · Telephone - Sewer	245.85	156.67	402.52
82201SW · Electricity - Sewer	1,514.41	1,219.27	2,733.68
82203SW · WATER - SEWER	264.62	339.79	604.41
83151SW · Repairs & Maint - Sewer	1,313.46	5,752.76	7,066.22
83153SW · Vehicle Parts/Repair Sewer	294.85	227.96	522.81
83830SW · Supplies - Sewer	596.75	0.00	596.75
84410SW · Grant - DWR Small Cmnty Waste W	224.27	0.00	224.27
Total Expense	<u>12,616.42</u>	<u>28,891.64</u>	<u>41,508.06</u>
Net Ordinary Income	29,317.26	18,078.04	47,395.30
Other Income/Expense			
Other Income			
91100SW · Indirect Cost Allocation	-1,176.84	-1,354.32	-2,531.16
Total Other Income	<u>-1,176.84</u>	<u>-1,354.32</u>	<u>-2,531.16</u>
Net Other Income	-1,176.84	-1,354.32	-2,531.16
Net Income	<u><u>28,140.42</u></u>	<u><u>16,723.72</u></u>	<u><u>44,864.14</u></u>

410 Sewer O&M - City of Isleton
Checks
July and August 2023

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Credit</u>
Bill Pmt -Check	07/11/2023	2458	Bennett Engineering Services	71,988.30
Bill Pmt -Check	08/10/2023	2459	Envirotech Service Company, Inc.	54.38
Bill Pmt -Check	09/15/2023	2461	Franklin Miller	10,000.00
Bill Pmt -Check	09/18/2023	2462	SRCSO	3,110.00
Bill Pmt -Check	09/19/2023	2463	Small Cities Organized Risk Effort	15,000.00

