

CITY OF ISLETON

Planning Commission Meeting Minutes

Tuesday, April 6, 2021
TELECONFERENCE MEETING

1. OPENING CEREMONIES

- A. Welcome & Call to Order – Chair Jack Chima called to order at 6:30pm
- B. Pledge of Allegiance
- C. Roll Call
PRESENT: Planning Commissioner’s Mandy Elder, Chris Jones, Robert Jankovitz, Michelle Burke and Chair Jack Chima.
- D. Swearing in of Planning Commissioner Robert Jankovitz – Planning Commissioner Robert Jankovitz sworn into Planning Commission.

2. AGENDA CHANGES OR DELETIONS

ACTION: None.

3. PUBLIC COMMENT

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

ACTION: None.

4. COMMUNICATION

- A. Sacramento County COVID-19, Public Health Order Update March 13, 2021.
ACTION: Noting Sacramento County is in the Red Tier.

5. CONSENT CALENDAR

- A. **SUBJECT:** Approval of Minutes of the Regular Planning Commission Meeting of February 2, 2021.

RECOMMENDATION: Review and approve draft minutes of the Regular Planning Commission meeting of February 2, 2021.

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.

ACTION: Planning Commissioner Mandy Elder motion to approve draft minutes of the Regular Planning Commission meeting of February 2, 2021. Planning Commissioner Chris Jones second the motion. **AYES:** Planning Commissioner's Mandy Elder, Chris Jones, Michelle Burke, Chair Jack Chima. **NOES:** None. **ABSTAIN:** Planning Commissioner Robert Jankovitz. **ABSENT:** None. **PASSED 4-1.**

6. NEW BUSINESS

- A. SUBJECT:** Cannabis Buffer Zone Amendment.

RECOMMENDATION: Discuss and give direction.

ACTION: To be reviewed.

- B. SUBJECT:** Zoning Exception 01-21, Allowing Development of an Educational Park in the CC-Central Commercial Zoning District, 27 Main Street.

RECOMMENDATION: Approve PC Resolution 01-21, Recommending City Council Grant Zoning Exception 01-21.

ACTION: Planning Commissioner Robert Jankovitz motion to approve Resolution No. 01-21, recommending City Council grant zoning exception 01-21. Planning Commissioner Mandy Elder second the motion. **AYES:** Planning Commissioner Mandy Elder, Chris Jones, Michelle Burke, Robert Jankovitz and Chair Jack Chima. **NOES:** None. **ABSTAIN:** None. **ABSENT:** None.

- C. SUBJECT:** Regional Early Action Planning (REAP) 2 Funding Proposal.

RECOMMENDATION: Discuss and give Direction.

ACTION: Planning Commission discussed and to be brought back.

7. COMMISSION REPORTS AND COMMITTEE UPDATES

- A. Commission Chair Jack Chima – None.
- B. Commissioner Robert Jankovitz – None.
- C. Commissioner Chris Jones – The tunnels – Delta Conveyance.
- D. Commissioner Michelle Burke - None.
- E. Commissioner Mandy Elder – None.

8. STAFF GENERAL REPORTS AND DISCUSSION

- A. Planner's Report – 2020 Cannabis Fee Program Report, Cannabis Equity Grants Program Award, Rural Main Streets Program Final Report, Housing Element Study Session Summary.

9. ADJOURNMENT

AYES:

NOES:

ABSTAIN:

ABSENT:

CHAIR, Jack Chima

ATTEST:

DEPUTY CITY CLERK, Yvonne Zepeda

CITY OF ISLETON

Planning Commission Meeting Minutes

Tuesday, May 4th, 2021 at 6:30pm
TELECONFERENCE MEETING

1. OPENING CEREMONIES

- A. Welcome & Call to Order – Chair Jack Chima called to order 6:40pm.(Tech issues)
- B. Pledge of Allegiance
- C. Roll Call
PRESENT: Planning Commissioner’s Michelle Burke, Mandy Elder, Chris Jones, Robert Jankovitz, Chair Jack Chima.

2. AGENDA CHANGES OR DELETIONS

ACTION: None.

3. PUBLIC COMMENT

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

ACTION: None.

4. COMMUNICATION

- A. Sacramento County COVID-19, Public Health Order Update April 15, 2021.
ACTION: Discussion only.

5. NEW BUSINESS

- A. **SUBJECT:** Village on the Delta Fencing Alteration, 700 Annemarie Way

RECOMMENDATION: Approve Village on the Delta fencing alteration for 700 Annemarie Way

ACTION: Planning Commissioner Chris Jones motion to approve Village on the Delta fencing alteration for 700 Annemarie Way, wood. Planning Commissioner Robert Jankovitz second the motion. **AYES:** Planning Commissioner’s Chris Jones, Michelle Burke, Robert Jankovitz, Chair Jack Chima. **NOES:** Planning Commissioner Mandy Elder. **ABSTAIN:** None. **ABSENT:** None. **PASSED** 4-1.

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.

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- B. SUBJECT:** Draft Safety Element, Housing Element Update—Presentation by Consultants Dynamic Planning + Science.

RECOMMENDATION: Receive presentation and give comment.

ACTION: Presentation by Ethan Mobley and Torrie from Dynamic Planning and Science.

- C. SUBJECT:** Zone Variance 01-20, Revocation for Violation of Conditions, 622 Union Street, Isleton, CA 95641

RECOMMENDATION: Revoke Variance 01-20 for Violation of Condition No. 6 per Resolution PC 06-20.

ACTION: Planning Commissioner motion to revoke Variance 01-20 for Violation of Condition No. 6 per Resolution PC 06-20. Planning Commissioner Mandy Elder second the motion. **AYES:** Planning Commissioner's Mandy Elder, Chris Jones, Robert Jankovitz, Chair Jack Chima. **NOES:** None. **ABSTAIN:** None. **ABSENT:** None. **PASSED** 4-0.

7. COMMISSION REPORTS AND COMMITTEE UPDATES

- A. Commission Chair Jack Chima – None.
- B. Commissioner Robert Jankovitz – None.
- C. Commissioner Chris Jones – None.
- D. Commissioner Michelle Burke – Parking, Del Rio, Planters.
- E. Commissioner Mandy Elder – None.

8. STAFF GENERAL REPORTS AND DISCUSSION

- A. Planner's Report – None.

9. ADJOURNMENT 7:53pm.

I (Yvonne Zepeda, Deputy City Clerk) was absent from this meeting and copied the minutes from City Manager to the best of my ability.

AYES:

NOES:

ABSTAIN:

ABSENT:

CHAIR, Jack Chima

ATTEST:

DEPUTY CITY CLERK, Yvonne Zepeda

City of Isleton

Planning Commission Staff Report

DATE: June 1st, 2021

ITEM#: 6.A

CATEGORY: New Business

CONDITIONAL USE PERMIT 05-18 REVOCATION, 51 MAIN STREET.

SUMMARY

Gallaty Consulting Inc. was granted a Conditional Use Permit (CUP 05-18) and entered into a development agreement (DA 2018-02) to operate a commercial cannabis manufacturing and distribution operation at 51 Main Street. The Development Agreement stipulates a gross revenue fee of 2% on quarterly sales for the business as well as an annual area charge of \$1.50 per square foot of operable business space.

City received verbal confirmation from Mr. Gallaty that business operation had started on premises commencing at or before Q1 2020. Mr. Gallaty was given warning on multiple occasions that to stay within the bounds of CUP 05-18 and DA 2018-02, that the above mentioned fees would have to be paid to the City as well as all necessary fire and planning inspections of the premises completed.

At this time of writing, Gallaty Consulting Inc.'s required development agreement fees remain unpaid and no fire or planning inspection has been completed, both of which constitute a violation of CUP 05-18.

Staff is bringing the matter to Planning Commission for recommendation to City Council,

DISCUSSION

Condition of approval no. 3 attached to CUP 05-18 by Resolution 04-19, reads as follows:

“3. The applicant/developer/operator shall be responsible to pay all sales, use, business and other applicable taxes, and all license, registration, and other fees and permits required under federal, state and local law and pursuant to the Development Agreement for the project.”

Condition of approval no. 7 reads as follows:

“7. Secure any required permits from the City Building Department, Fire Department, Police Department, Sacramento County Air Quality Management District, and/or Sacramento County Health Department (as applicable) prior to building occupancy or operation including any required approvals under Condition No. 8 of Conditional Use Permit CUP 05-18.”

Failure to pay required fees and complete fire and planning inspections constitute violations of the above conditions of approval and constitutes grounds for revocation of Conditional Use Permit 05-18.

Section 7.6 of Development Agreement 2018-02 states that, "If the Developer voluntarily surrenders the Conditional Use Permit, or if the Conditional Use Permit is revoked by the City, then Developer shall immediately cease operations at the Property and this Development Agreement shall terminate automatically, without further action required by either party."

If Planning Commission and City Council revoke Cup 05-18, DA 2018-02 will be terminated automatically. Staff is not recommending direct action on the development agreement at this time as further action is not required.

FISCAL IMPACT

There is no fiscal impact associated with this action.

RECOMMENDATION

Staff recommends that Planning Commission motion to revoke Conditional Use Permit CUP 05-18 and Recommend to City Council Revocation of CUP 05-18 for violation of conditions of approval no. 3 and 7 of CUP 05-18.

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



City of Isleton

101 Second Street, Isleton, California 95641

PLANNING REPORT

Date: May 28th, 2021

To: Planning Commission

From: James Gates, Assistant Planner and Public Works Analyst

The City was awarded \$22,000 from the California Governor's Office of Business and Economic Development (GO-Biz) to start a **cannabis equity program**. The City will release a bid to find a consultant to complete the equity survey necessary to start the program. Once the program is implemented, the City will be able to receive funds to aide eligible cannabis operators or applicants.

Following presentation to Planning Commission and City Council last month, Consultants Dynamic Planning submitted the draft **2021-2029 Housing Element** to the California Department of Housing and Community Development (HCD). Once reviewed and approved by HCD, a final version of the Housing Element will be brought back to for formal adoption by the City this fall.

Following its approval by City Council last month, Staff have submitted the proposed **Sphere of Influence** amendment to the Sacramento Local Agency Formation Commission (LAFCo). Staff will update Planning Commission and City Council as the application process progresses.

Staff attended the May 25th **Delta Conveyance Project Community Benefits Program** Workshop. Benefits programs are typically done in parallel to large infrastructure projects to fund projects not directly linked to the development for affected communities. The benefits program is in early stages of the development and the workshop was largely dedicated to taking suggestions for funding ideas from the larger delta community. A list of suggested ideas from the previous meetings is attached to this report. No indication was given of what specific ideas would be funded, or the amount of funding the State will be providing will be. The benefits program funding is contingent on the findings of the Delta Conveyance Project's environmental impact report, which is not being released until summer of 2022.

Respectfully,

James Gates



COMMUNITY BENEFITS PROGRAM SUGGESTED FUNDING IDEAS

The following is a list of suggested ideas* that could potentially be included if a fund were set up in the Delta as part of a Community Benefits Program. The suggestions were provided to the Department of Water Resources in the 44 community interviews conducted, Workshop 1 and in written input received through a variety of channels.

Water and Air Quality

- Clean up trash and garbage
- Address algal blooms, pollutants, invasive plant species and salt water intrusion
- Provide clean drinking water systems
- Remove derelict boats
- Water hyacinth removal
- Manage dust
- Address road congestion (related to air quality)
- Establish waste water treatment or provide access to regional sanitation



Public Safety and Emergency Response

- Address homeless encampments
- Coordinate Sheriff response so someone comes out when you call
- Increase law enforcement throughout the Delta
- Swimming lessons for all Delta residents
- Help counties and towns deal with illegal dumping and constant theft
- Create a community center that can be used for emergencies and educational workshops and other activities
- Fire protection
- Make sure recreation areas stays safe and clean and provides benches and shade



Recreation

- Develop safe, shady and clean fishing, walking and picnicking recreation places throughout the Delta
- Connect urban river walk/bike trails throughout the Delta
- Create a history/culture walking trail along Mormon Slough from Scotts Ave to the river
- Connect green space at Reyes Park to the boat launch
- Work with youth to plant trees and community gardens all along the slough
- Access to river for non-motorized boaters
- Walking and biking trails including Rails to Trails
- Fishing access especially from shore
- After construction, convert the construction roads to walking and biking routes
- Complete the Great Delta Trail with campgrounds
- Reopen Delta Shores State Park
- Public access to natural places
- Support hatcheries within recreation as part of fisheries
- Connect the missing portion of the Mokelumne Coast to Crest Trail between Oakley and Pardee



Habitat Conservation

- Elk Slough Project
- Protect Golden Eagle habitat in hills behind Clifton Court
- Funding to farmers to put some of their land in habitat maybe in conjunction with NRCS
- Wildlife easements
- Land acquisition and purchase easements essential to connect the refuge habitats throughout the Delta
- Land acquisition to protect habitat from urban encroachment
- Funding for easements for a greater variety of habitat types than the NRCS Wetland Reserve Program funds



Culture and History

- Put up history and culture interpretative signs to connect to MWW and other history
- Develop a community center large enough for whole community to meet in and for larger events
- Community center with multiple uses
- Prop 68 should guide the benefit types
- Land purchase for history and culture
- Beyond Legacy communities, includes cultural landscape, towns that no longer exist like old Chinatown





COMMUNITY BENEFITS PROGRAM SUGGESTED FUNDING IDEAS

Economy

- Visitor and Education Center at Junctions of Highways 12 and 160
- Facilitate multi-agency funding of the Isleton Community Plan
- Develop water-related jobs related to the River as a source of work
- Fund a Rural Main Street program similar to SACOG's to fund implementation of local community plans
- Provide communities assistance to people to develop ideas and write proposals
- Equal economic opportunity
- Communities need early planning, engineering, or architectural expertise
- Need more anchor businesses to attract tourists
- Economic development for local Delta residents
- Natural resource tourism
- Funds for legacy towns for board walks and main streets
- Address housing code violations-Sac and FEMA issues
- Recreational tourism
- County regulations of AirBnB to encourage more of that type of rental in the Delta
- Marketing the region for tourism



Infrastructure

- Improve infrastructure: roads, levees, communication, power
- Improve transportation corridors
- Access to reliable high-speed internet
- Use buses used in construction for a Delta shuttle
- More bus service to major cities and towns



Agriculture

- After construction, dedicate the construction roads to agricultural transport
- Marketing and tourism grants to hire staff that could work with agriculture businesses
- Incentivize agricultural innovations
- Incentivize wildlife-friendly agriculture
- Land and easement purchase
- Assistance for conversion to agriculture that can participate in carbon markets
- Housing for farm labor closer to agricultural areas (would improve traffic)



Education and Workforce Development

- Environmental education
- Schools have a backlog of infrastructure needs
- In-person, long-term, comprehensive, hands-on agricultural education
- Workforce development for low-skilled workers with emphasis on people with disabilities and youth
- Improve academics in schools
- Provide paid internship opportunities for young people



Levee Maintenance

- Diversions should have fish screens
- Infrastructure investments especially levees
- Financing for abandoned lands
- Support for Reclamation Districts and levee maintenance
- Address subsidence
- Raise the level of flood protection to Legacy communities
- Add funding for the Delta Levee Subventions and Special Projects programs

