



RESCISSION OF ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SACRAMENTO DIRECTING ALL INDIVIDUALS IN THE COUNTY TO WEAR FACE COVERINGS INDOORS IN WORKPLACES AND PUBLIC SETTINGS

DATE OF RESCISSION: February 16, 2022

Effective immediately, the Order of the Health Officer issued July 29, 2021 directing all individuals in Sacramento County to wear face coverings indoors in workplaces and public settings is rescinded. Individuals should continue to follow all California Department of Public Health (CDPH) guidance and requirements and are reminded that CDPH continues to require face coverings in specific settings throughout California, including public transit, indoors in K-12 schools and childcare, emergency shelters and cooling/heating centers, healthcare settings, State and local correctional facilities and detention centers, homeless shelters, and long term care setting and adult and senior care facilities (<https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/guidance-for-face-coverings.aspx>).

Under the CDPH Order, masks remain required for unvaccinated individuals in indoor public settings and businesses, such as retail, restaurants, theaters, family entertainment centers, meetings, and State and local government offices serving the public. Fully vaccinated individuals are recommended to continue indoor masking when the risk may be high. Surgical masks or high-level respirators (e.g. N95, KN95, KF94) with a good fit are highly recommended.

The Health Officer will continue to assess COVID-19's evolving impact on our community and may re-issue a face covering order as changing circumstances dictate.

IT IS SO ORDERED:

Olivia Kasirye MD

Olivia Kasirye, MD, MS
Health Officer of the County of Sacramento

Dated: February 16, 2022



RESCISSION OF ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SACRAMENTO DIRECTING ALL PUBLIC MEETINGS IN THE COUNTY TO OCCUR VIRTUALLY AND ENCOURAGING WORKPLACES TO CONDUCT MEETINGS REMOTELY AS BUSINESS NEEDS PERMIT

DATE OF RESCISSION: February 16, 2022

Effective immediately, the Order of the Health Officer issued January 6, 2022 directing all public meetings in Sacramento County to occur virtually and encouraging workplaces to conduct meetings remotely is rescinded. Individuals should continue to follow all California Department of Public Health guidance and requirements.

In workplaces, employers are subject to the Cal/OSHA COVID-19 [Emergency Temporary Standard \(ETS\)](#) or for some workplaces the Cal/OSHA [Aerosol Transmissible Diseases \(ATD\) Standard](#) and should consult those regulations for additional applicable requirements.

The Health Officer will continue to assess COVID-19's evolving impact on our community and may re-issue a public meeting or workplace order as changing circumstances dictate.

IT IS SO ORDERED:

Olivia Kasirye MD

Olivia Kasirye, MD, MS
Health Officer of the County of Sacramento

Dated: February 16, 2022

CITY OF ISLETON

Special Planning Commission Meeting Minutes

Tuesday, February 15, 2022 at 6:30pm

208 Jackson Boulevard

Isleton, California 95641

TELECONFERENCE MEETING

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

Phone Dial In: 408-638-0968

Meeting ID: 337 903 7904

1. OPENING CEREMONIES

- A. Welcome & Call to Order – Chair Jack Chima called to order 6:30pm.
- B. Pledge of Allegiance
- C. Roll Call

PRESENT: Planning Commissioner's Chris Jones, Michelle Burke, Robert Jankovitz, Chair Jack Chima, City Manager Charles Bergson, Deputy City Clerk Yvonne Zepeda.

ABSENT: Planning Commissioner Mandy Elder.

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. County of Sacramento, Order of Health Officer.

ACTION: Information only.

5. CONSENT CALENDAR

- A SUBJECT: None.

6. 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:** Conditional Use Permit Proposal, 301-501 Jackson Boulevard-Meadows at Isleton-Luxury RV Resort.

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

ACTION: Tabled to bring formal application next month.

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 – None.
- E. Commissioner Mandy Elder – None.

8. STAFF GENERAL REPORTS AND DISCUSSION

ACTION: None.

9. ADJOURNMENT

7:22pm.

AYES:

NOES:

ABSTAIN:

ABSENT:

CHAIR, Jack Chima

ATTEST:

DEPUTY CITY CLERK, Yvonne Zepeda

CITY OF ISLETON

Planning Commission Meeting Minutes

Tuesday, December 7th, 2021 at 6:30pm

208 Jackson Boulevard

Isleton, California 95641

TELECONFERENCE AND OR IN PERSON 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 are invited to join by phone or online teleconference. To attend meeting by phone, dial 408-638-0968 (do not put a 1 before the number), Personal Meeting ID 337-903-7904# and Personal ID just hit # and then Passcode 123456#. For computer log in follow the link below.

<https://us02web.zoom.us/j/3379037904?pwd=MUM2cnZrdzJMVTBUO0EyTUd4S2kzZz09>

Phone Dial In: 408-638-0968

Meeting ID: 337 903 7904

1. OPENING CEREMONIES

A. Welcome & Call to Order – Chair Jack Chima called to order at 6:33pm.

B. Pledge of Allegiance

C. Roll Call

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

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. 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.

5. CONSENT CALENDAR

- A. **SUBJECT:** Approval of Minutes of the Regular Planning Commission Meetings of September 7, 2021.

RECOMMENDATION: Planning Commission review and approve draft minutes of the Regular Planning Commission Meetings of September 7, 2021.

ACTION: Planning Commissioner Chris Jones motion to approve draft minutes of the Regular Planning Commission Meeting of September 7, 2021. Planning Commissioner Michelle Burke second the motion. **AYES:** Planning Commissioner's Mandy Elder, Michelle Burke, Chris Jones, Robert Jankovitz, Chair Jack Chima. **NOES:** None.

ABSTAIN: None. **ABSENT:** None. **PASSED** 5-0.

6. NEW BUSINESS

- A. **SUBJECT:** Conditional Use Permit Application, 400 H Street, WTO Essentials.

RECOMMENDATION: Planning Commission review proposal and provide comment and direction.

ACTION: Tabled and to be brought back to Planning Commission.

- B. **SUBJECT:** Isleton Chamber of Commerce Dock signage.

RECOMMENDATION: That Planning Commission review and approve sign.

ACTION: Planning Commissioner Chris Jones motion to approve sign, without Crowdad USA on it. Planning Commissioner Michelle Burke second the motion. **AYES:** Planning Commissioner's Mandy Elder, Chris Jones, Michelle Burke, Robert Jankovitz and Chair Jack Chima. **NOES:** None. **ABSTAIN:** None. **ABSENT:** None. **PASSED** 5-0.

7. COMMISSION REPORTS AND COMMITTEE UPDATES

- A. Commission Chair Jack Chima – None.
B. Commissioner Robert Jankovitz – None.
C. Commissioner Chris Jones – None, then Sheppards and Sheep.
D. Commissioner Michelle Burke – Reschedule Oversight Committee Measure B next week.
E. Commissioner Mandy Elder – Enforcement Officer – Del Rio and parking there and Del Rio For Sale.

8. STAFF GENERAL REPORTS AND DISCUSSION

Strike Team – SACOG – REAP – 40k we can use in house, code enforcement. 7:33pm.

9. ADJOURNMENT

Planning Commission
Staff Report

ITEM#: 6.A

CATEGORY: Public Hearing

CANNABIS CONDITIONAL USE PERMIT APPLICATION CUP 01-22 AND DEVELOPMENT AGREEMENT DA 2022-01, 402 JACKSON BLVD. UNIT 2, WTO ESSENTIALS, INC, APPLICANT

BACKGROUND

WTO Essentials, INC LLC (Charles Smith, owner/contact), has submitted an application for conditional use to occupy a 4,200 square foot section of an existing 6,800 square foot commercial building located at 402 Jackson Boulevard to operate a cannabis manufacturing and distribution business. The property is owned by Delta Boyz Enterprises, LLC, who has signed a letter of consent to lease the property for commercial cannabis building to the applicant. The remaining 2,600 square foot portion of the building is being used by Delta Agricultural Holdings, LLC, as another cannabis manufacturing and distribution business (previously approved by the City in 2019 under Conditional Use Permit CUP 10-18 and Development Agreement DA 2018-08).

In addition to using Unit 2 of the building, WTO, the applicant, proposes installation of two manufacturing control units located outside the building. The manufacturing facility proposes to operate from 4:00 a.m. through 9:00 p.m., seven days a week. The facility will eventually expand operations to 24 hours a day. Both WTO and Delta plan to use the common areas, including driveways, parking, fencing, trash enclosure, lighting, and landscaping. As referenced in the Business Plan, WTO, would be the primary manager of on-site operations (refer to Attachment 2).

A use permit application has been filed with the City to allow commercial cannabis (manufacturing and distribution) in accordance with Section 2307 of the City of Isleton Municipal Code. In addition, a development agreement has been proposed in conjunction with the use permit. Both the use permit and development agreement are subject to review by the Planning Commission for recommendation to the City Council for final adoption to permit the proposed commercial cannabis operations.

PROJECT SITE SETTING

The property is located at 402 Jackson Boulevard, which is in the western portion of Isleton, just south of Fourth Avenue. The lot size is 0.82 acre and contains an existing industrial/commercial building, totaling 6,800 square feet. The building was built in 1935 and has been used for warehousing and industrial uses. The property is located within two zoning districts: the majority of the property that contains the building and parking is within the PDI – Planned Industrial Zoning District. A lower triangular piece of the property, containing area for six parking spaces is within the RM3- Multi-family Residential Zoning District. Please refer to Attachment 6, General Plan Consistency Report which includes a zoning map in relation to the project site. The property is surrounded by residentially zoned areas to the north and west, and industrial/commercial areas to the south and east (refer to Attachment 3, Vicinity Map and Site Photos).

CANNABIS REGULATIONS

Ordinance 2018-02, Section 2306 states cannabis operations can be established within the C-Commercial and PDI-Planned Industrial Districts in the City, and provides several conditions to which cannabis operations must comply, including:

1. An executed Development Agreement (refer to Attachment 5); and
2. An approved public safety and security plan (refer to Attachment 2); and
3. An approved ventilation and odor control plan (refer to Attachment 2); and
4. No signage advertising the proposed use are to be posted at the Property; and
5. No access to anyone under 21 years of age (18 years in certain state-mandated cases).

Section 2305 further requires all cannabis operations to be sited at least 600 feet from any school, child care center, or youth center. The project is located at over 600 feet from these activities (refer to Attachment 7).

ENVIRONMENTAL REVIEW

The project qualifies as categorically exempt from the California Environmental Quality Act (CEQA) Guidelines under Section 15301 for Existing Facilities. Similar to other commercial cannabis projects which are located within the downtown, this project is not expected to result in any significant adverse environmental impacts, such as traffic, air quality, or biology, since the project is a re-occupancy of an existing building and the proposed use is not expected to increase impacts as compared to current and previous industrial and commercial of the building and grounds, Prior to approving the project, the Commission will need to concur with this determination of environmental exemption.

LAND USE COMPATIBILITY AND ZONING CODE COMPLIANCE

In accordance with Section 1407 of the Zoning Code, the Planning Commission must make the following findings to approve this conditional use permit:

- A. That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right.
- B. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.
- C. That the proposed use will comply with each of the applicable provisions of the Zoning Code.

This conditional use permit involves cannabis manufacturing processes (production of cartridges and concentrates) and distribution of product to licensed cannabis dispensaries. The current operation, on a smaller scale over the last few years has not resulted in any complaints from the neighborhood, such as odor or noise. The proposed operation plan does address this, including no outdoor operations, such as vehicle loading between 10 pm and 7 am, consistent with the City's noise regulations and odor control. This plan also includes maintaining a maximum employee occupancy of 20 to comply with the City's off-street parking regulations of one space per employee.

DESIGN REVIEW

This application proposes some improvements to the common areas, such as landscaping, lighting, fence screening, that are expected to enhance the site's appearance. Proposed changes appear to comply with the City's related design requirements.

DEVELOPMENT AGREEMENT

Development agreements are contracts negotiated between project proponents and public agencies that govern the land uses that may be allowed in a particular project. In accordance with City Ordinance 2018-02, Section 2306-A, a Development Agreement has been submitted for the proposed commercial cannabis operations (refer to Attachment 4). Terms of this agreement were developed between the City Manager and the applicant. Highlights of the development agreement include:

- A. Maintaining appropriate security on the site.
- B. Maintaining financial records and payment to the City from gross receipts.
- C. Insurance, indemnification, and operational requirements.
- D. Transferability of business.

Although a development agreement is subject to final adoption by the City Council as a legislative act that shall be approved by ordinance. (Gov. Code § 65867.5(a). The development agreement shall not be approved unless the City Council makes a finding that the provisions of the agreement are consistent with the general plan. (*Id.*) The Planning Commission is requested to review the agreement to determine whether it is consistent with the objectives policies, and general land use plans for the City, and forward its recommendation to the City Council.

The Development Agreement consisting of Attachment 4 is in draft form and still required further review and amendments by the City Attorney.

As previously considered in this report, the proposed commercial cannabis operations appear to be consistent with the General Plan and in compliance with the Zoning Code, so the Planning Commission should find that the subject development agreement should be adopted by the City Council (subject to final legal review).

FINDINGS AND CONDITIONS

Attachment 1 of this staff report consists of Planning Commission Resolution PC 01-22 which includes a number of findings and conditions necessary for the Commission's recommendation of approval to the City Council. These conditions are summarized as follows:

- A. 1 and 2 related to project description and indemnity.
- B. 3-5 and 9 relate to the Development Agreement.
- C. 6 requires cannabis licensing from the State.
- D. 7 requires obtaining permits from City and others prior to occupancy.
- E. 8 allows for temporary building occupancy but requires all improvements from the project plans, such as parking, landscaping and lighting, be completed within 6 months.
- F. 9-13 related to periodic reviews and entitlement acknowledgement.

RECOMMENDATION

The Planning Commission should hold a public hearing, consider the applicant's, staffs and public comments and approve Planning Commission Resolution PC01-22 (based on findings and subject to conditions) and recommend this item to the City Council. Or the Commission may continue this item with further direction to staff. Should the Commission choose to recommend

denial of the project, the item should be continued with direction to staff to prepare findings for this action.

ATTACHMENTS:

1. Planning Commission Resolution 01-22, Approving Project
2. Business and Improvement Plans
3. Vicinity Map and Site Photos
4. Draft Development Agreement
5. Youth Facilities Map
6. General Plan Consistency Review (including General Plan and Zoning Maps)

A handwritten signature or set of initials in blue ink, consisting of a stylized 'B' with a vertical line through it and a horizontal line extending to the left.

ATTACHMENT 1

*Planning Commission Resolution PC01-22
Recommending Adoption by the City Council
of CUP 01-22 and Development Agreement DA 2022-01
Charles Smith, Owner of WTO Essentials, Inc.*

RESOLUTION PC01-22

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ISLETON
RECOMMENDING ADOPTION BY THE CITY COUNCIL OF CONDITIONAL USE
PERMIT CUP 01-22 AND DEVELOPMENT AGREEMENT DA 2022-01**

The Planning Commission of the City of Isleton hereby finds as follows:

WHEREAS, in June of 2018, the City Council adopted Ordinances 2018-02, 03, and 08 which provide standards to regulate the use of land for commercial cannabis activities cannabis within the City of Isleton; and

WHEREAS, on January 3, 2022, Charles Smith and Darren Gatto, owners of WTO Essentials, Inc. (“Applicant”) submitted a planning application to the City of Isleton for Conditional Use Permit CUP 01-22, and proposed Development Agreement DA 2022-01, for the manufacturing and distribution of cannabis products at 402 Jackson Boulevard, Isleton, CA, owned by Delta Boyz Enterprises, LLC, APN# 157-0073-031 (“Project”); and

WHEREAS, the Project application was submitted in accordance with the Municipal Code for cannabis manufacturing at 402 Jackson Boulevard, in the PDI – Planned Industrial and R-M-3 Multi-Family Residential Zoning Districts, APN# 157-0073-031; and

WHEREAS, in accordance with Section 2307 of Ordinance 2018-08 the Project location, size, and other development standards of the project are consistent with state law and Chapter 23 of the Municipal Code; and

WHEREAS, in accordance with Section 2307 of Ordinance 2018-08, a development agreement regarding the Project will be fully executed by the Applicant; and

WHEREAS, the conditions set forth in Ordinance 2018-08, Section 2306(B)-(D) have been satisfied; and

WHEREAS, the Project application includes the required information to demonstrate that the Project is consistent with State Law and City ordinances; and

WHEREAS, the City’s General Plan designates the project site as Industrial and residential, and as conditioned, the proposed use would be consistent with the General Plan; and

WHEREAS, Conditional Use Permit 10-18 and Development Agreement DA 2018-08 for cannabis manufacturing by Delta Agricultural Holdings, LLC was granted by the City Council within a portion of the same premises at 402 Jackson Blvd, so the project proposes

cannabis manufacturing and distribution operation by the applicant will share the same facility; and

WHEREAS, due to sharing the same premises between Delta Agricultural Holdings, LLC, and the applicant, Development Agreement DA 2022-01 will replace the previously approved Development Agreement DA 2018-08, and apply to both Delta Agricultural Holdings, LLC and the applicant; and

WHEREAS, Conditional Use Permit 10-18, for Delta Agricultural Holdings, provides for operation and use of a 2,600 square foot portion of the building while the applicant proposes operation and use of a 4,200 square foot portion of the building with both entities sharing common space on the property, such as parking, trash containment, fencing, etc. and that Conditional Use Permit 10-18 for Delta Agricultural Holdings, LLC, remains valid and does not require amendment as a result of the project; and

WHEREAS, the applicant, through this project and the terms of Development Agreement DA 2022-01, is assigned manager of ongoing maintenance and operations for the premises at 402 Jackson Blvd; and

WHEREAS, as conditioned, subject to obtaining conditional use permit, the Project complies with the City's Zoning Code; and

WHEREAS, in accordance with Section 1407 of the Zoning Code, the Project's proposed land use as conditioned in the attached Staff Report, is consistent with the following:

- A. That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right.
- B. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.
- C. That the proposed use will comply with each of the applicable provisions of the ordinance.

and

WHEREAS, adequate public noticing was made for the Project in accordance with the Municipal Code; and

WHEREAS, a development agreement has been prepared and will be executed if final approval of the conditional use permit and development agreement is granted by the City Council; and

WHEREAS, the applicant and project satisfies all public safety information requirements in accordance with Ordinances 2306 and 2307, subject to specific conditions of approval.

WHEREAS, the Project is exempt from California Environmental Quality Act (CEQA) review pursuant to §15301, and §15303 of the CEQA Guidelines, as the project would be located on an existing developed property with some exterior improvements proposed to the grounds, such as parking and landscaping that will not result in any significant impacts; and

WHEREAS, the Planning Commission has found that the proposed Development Agreement furthers the public health, safety and general welfare of the City; and

WHEREAS, on April 5, 2022, the Planning Commission conducted a public hearing on this Conditional Use Permit and a Development Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City of Isleton Planning Commission that:

Section 1. The Planning Commission adopts the above Recitals as its findings with respect to the Project; and

Section 2. The Planning Commission recommends the City Council approve Conditional Use Permit CUP 01-22 for cannabis manufacturing and distribution with Delta Agricultural Holdings, LLC (per Conditional Use Permit CUP 10-18) on the same premises at 402 Jackson Boulevard, in the PDI – Planned Industrial and R-M-3 Multi-Family Residential Zoning Districts, APN# 157-0073-031, subject to the following Conditions of Approval:

Conditions of Approval for Conditional Use Permit CUP 01-22

1. This application for Conditional Use Permit CUP 01-22 was submitted, in accordance with the Municipal Code, for a cannabis manufacturing and distribution facility, shared with Delta Agricultural Holdings, LLC (under the same conditions of approval granted under Conditional Use Permit CUP 10-18) at 402 Jackson Boulevard, in the PDI-Planned Industrial District and the R-M-3 Multi-Family Residential Zoning District, APN 157-0073-031.

2. The applicant/developer/operator shall agree to indemnify, defend, and hold harmless the City or its agents, officers and employees from and against any and all claims, actions, demands or proceeding (including damage, attorney fees, and court cost awards) against the City or its agents, officers, or employees to attach, set aside, void, or annul an approval of the City, advisory agency, appeal board, or legislative body arising from the applicant/developer/operator's operations. In providing any defense under this Paragraph, the applicant, business operator, property owner, developer shall use counsel reasonably acceptable to the City. The City shall promptly notify the applicant, business operator, property owner, developer of any claim, action, demands or proceeding and the City shall cooperate fully in the defense. The City may require that the developer/operator to post a bond, in an amount determined to be sufficient, to satisfy the above indemnification and defense obligation. Developer/operator understands and acknowledges that City is under no obligation to defend any claim, action, demand or proceeding challenging the City's actions with respect to the permit or entitlement.

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.

4. The applicant/developer/operator shall cooperate with the City with respect to any reasonable request to audit the business' books and records for the purpose of verifying compliance with the Municipal Code and this Use Permit and related Development Agreement, including but not limited to a verification of the amount of taxes required to be paid during any period.
5. This Conditional Use Permit CUP 01-22 shall not be operational unless or until a Development Agreement is fully executed by the City and the Development Agreement remains valid.
6. Conditional Use Permit CUP 01-22 shall expire and be of no further force and effect if the developer/operator does not obtain a valid cannabis business regulatory permit for this location within 12 months from issuance of this use (refer to City Ordinance 2018-07, Section 2307).
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.
8. All improvements to the building and project site, per Exhibit A (attached hereto) shall be completed to the satisfaction of the City within six months or by November 6, 2022 and prior to issuance of a permanent occupancy permit.
9. Conditional Use Permit CUP 01-22 shall be reviewed by the City after 5-years at which point a determination of extension will be made (refer to City Ordinance 2018-08, Section 2307).
10. Conditional Use Permit CUP 01-22 shall be subjected to an annual planning review to ensure that the business practices have stayed within the bounds of the Conditional Use Permit or other Permitted Uses use (refer to City Ordinance 2018-07, Section 2307).
11. Conditional Use Permit CUP 01-22 shall be subject to termination, notwithstanding any other provision in the City's Municipal Code, if (refer to City Ordinance 2018-07, Section 2307):
 - a. The owner of the commercial cannabis facility transfers the commercial cannabis facility to another individual not named in the conditional use permit application as an owner or person in charge unless prior approval is authorized by the City Manager or his/her designee;
 - b. The commercial cannabis facility ceases to operate at the premises described in the conditional use permit application; or
 - c. The commercial cannabis facility ceases to operate for sixty (60) consecutive calendar days.

12. Any amendments to this use permit application, or changes in to the business plan, will require the applicant to submit an amended use permit application for approval by the City.

13. All conditions of Conditional Use Permit CUP 01-22 are necessary to protect the general health, safety and welfare of the public. If any condition of this entitlement is held to be invalid by a court, then the whole entitlement shall be invalid. The City Council specifically declares that it would not have approved this entitlement unless all of the conditions herein are held as valid.

Section 3. The Planning Commission recommends the City Council approve Development Agreement DA 2022-01.

Section 4. The Planning Commission finds that the Project is exempt from California Environmental Quality Act (CEQA) review pursuant to §15301, and §15303 of the CEQA Guidelines, as the project would be located on an existing developed property with minor tenant improvements proposed; and

PASSED AND ADOPTED by the Planning Commission of the City of Isleton this 5th day of April, 2022, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Yvonne Zepeda

From: Terri Hupfer <hupferterri@gmail.com>
Sent: Tuesday, March 29, 2022 5:43 PM
To: yvonne.zepeda@cityofisleton.com
Subject: Re:Public hearing 4/5/22 re: Conditional use permit for 402 Jackson Blvd.

"We, Isleton residents, and close neighbors of this business are writing to express the following concerns:

- 1. We are very worried about increased traffic to our streets. The current fence at the property extends to the street and there is not even a sidewalk. Many of us, our neighbors, their children and pets walk in this neighborhood. There would be a great deal more traffic here, especially since our speed bumps have not been replaced on Delta Ave.*
- 2. Would sales be to the public or only wholesale? This would affect traffic volume as well.*
- 3. What sort of provisions have been made for noise, smell and increased light pollution from the facility?*
- 4. Will there be increased signage to divert commercial traffic away from our residential area?*
- 5. We have been told that the taxes paid by cannabis businesses benefit the City, but we have yet to see results of said taxes. We feel that in addition to taxes there should be an expectation of upgrading the property, as we have done with our own homes.*
- 6. We have also heard that a large complex has been approved at the former site of the Meadows. This will also add to noise and traffic. We do not object to the City courting new businesses, but want to insure that they add rather than take away from our town.*

*Sincerely,
Terri Hupfer
Nolan Kelly
Andi Martinez
Jesus Marez
Dan Mclean
Paul Touris
Jay Arter*

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January 25, 2022
City of Isleton

STATEMENT OF OWNERS CONSENT

To Whom It May Concern:

I, Sebastian Maldonado (owner Delta Boyz Enterprises, LLC) am the owner of 402 Jackson Blvd, Isleton, CA 95641. Pursuant to California Code of Regulations Title 16 (CCR) section 5001©(10), I hereby authorize WTO Essentials to conduct commercial cannabis activities and to operate an adult use and medicinal cannabis volatile manufacturing and distribution business at said premises. WTO Essentials new said premises is located at 402 Jackson Blvd, Isleton, CA 95641. This authorization extends to the application of a conditional use permit and operating permit with the City of Isleton, as well as a state license with the Department of Public Health's Manufactured Cannabis Safety branch for both adult use and medicinal cannabis volatile manufacturing license. Once the City of Isleton has provided an approved conditional use permit, a lease for this property will be executed. If you should have any questions I can be reached at 510-725-7240



Signed

3/18/2022

Date

City of Isleton

Planning Commission Staff Report

DATE: April 05, 2022

ITEM#: 7.A

CATEGORY: New Business

CONDITIONAL USE PERMIT, 502 SIXTH STREET, FIND PROPERTY OUT OF COMPLIANCE WITH ZONING

SUMMARY

The subject property has many facilities and activities ongoing that are unpermitted and not in compliance with City zoning, safety and building regulations. Staff is requesting that the Planning Commission find the property out of compliance with the City Zoning ordinance.

DISCUSSION

This office has been in communication with the property owners for over two years regarding the activities and uses ongoing on the property, including requesting that the owners apply for a conditional use permit. To date the City has not received a CUP application yet activities continue and new activities are added. Of note there is private sewer activity, solar power, farm animals, fences on public property, water lateral extensions, storage of machinery, and industrial storage containers of unknown contents; none of which has received City review or permit. See attached exhibit A.

Without a review and permitting of these activities the City is not able to assess or know its obligations pertaining to safety and hazards associated with this property, equipment, and activities. Should there be accidents or safety issues emanating from these facilities and activities, the City's action or lack thereof will be raised. This report is the City's action in response to the absence of the owner's action.

This concern has been related to the owners both verbally and in writing, yet there has been no action on the owner's part to attain compliance. Staff is requesting the Commission find the property out of compliance with the City's Zoning Code and recommend that the Council pursue formal action to attain compliance.

The owner, Ms Burke, has provided a letter regarding her property and is attached exhibit B. The owner states that "raising of fruit and nut trees, etc....." is the primary use. That is not apparent when viewed from public ways. Neither is it apparent that they are conducting activities permitted in residential zones.

For the Commission information, provided below is the Municipal Zoning Code section pertaining to the purposes and uses of the Code.

Sec. 102 Purposes and objectives of the code

The zoning code is adopted to preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare. More specifically, the code is adopted to achieve the

following objectives:

- A. To provide a zone plan to guide the physical development of the city in such a manner as to achieve progressively the general arrangement of land uses described and depicted in the general plan.
 - B. To foster a wholesome, serviceable and attractive living environment, the beneficial development of areas which exhibit conflicting patterns of use, and the stability of existing land uses which conform with objectives, policies, principles and standards of the general plan.
 - C. To prevent excessive population densities and overcrowding of land with structures.
 - D. To promote a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities.
 - E. To protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base.
 - F. To protect and enhance real property values and the city's natural assets.
 - G. To ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with goals and policies of the General Plan.
 - H. To provide and protect open space in accordance with policies of the open space element of the general plan, including avoiding the premature development of prime agricultural lands.
- (Ord. No. 2015-01, § 1, 4-8-2015)

Staff is recommending that the Planning Commission find the property out of compliance with the City Zoning ordinance and that the City Council direct the abatement of 502 Sixth Street.

FISCAL IMPACT

There is no fiscal impact associated with this action.

RECOMMENDATION

That Planning Commission recommends that City Council find 502 Sixth Street out of compliance with City Zoning Code, Ordinance 2015-01.



Handwritten signature in blue ink, appearing to read "S. Bergman" above the word "Manager".



03/30/2022

Planning Commission
City of Isleton
101 2nd St
Isleton, Ca 95641

Michelle Burke
Isleton Station
502 6th St
Isleton, Ca 95641

Dear Planning Commission Members,

I am the owner of 502 6th Street APN 157-0040-060. I need Planning Commission to publicly recognize that "Raising of fruit and nut trees, vines, vegetables and horticultural specialties" (Appendix A Section 602.B Permitted Uses in Residential Zones) is a permitted primary use that requires no submitted plans and no permit fees. Due to complaints received by the City for activities perceived by at least one member of the public to be in violation of Municipal Code, the City has requested that I submit a Conditional Use application for the use that I am engaging in. That use however is explicitly permitted under Isleton Municipal Code Section 602 and requires no Conditional Use.

Before purchasing this property I asked City Hall, a title company, and even PG&E what was permitted on this parcel. According to City Hall this 6 acre parcel is zoned R-1-7 Single Family Residential which means that twenty-four 7000sf lots with large multi-bedroom homes are permitted on this parcel. Both the title report and the City's current words and past permitted development on the property led me to believe I could build a home and plant a food forest here (an edible garden that is largely self sustaining once established). The discovery of a second pipeline easement after purchased required a redesign of what was feasible on this property. To conform with the only primary use and possible conditional uses the City claimed were allowable plus the constraints of multiple easements and being in a floodplain, I submitted a Conditional Use application for a tiny home village in keeping with my goal of sustainable living (low impact housing and perennial gardens). This hasn't finalized because tiny homes are not defined well in municipal codes and the City wanted an easier and faster answer. This would have been solved sooner if I had been told about all 11 permitted primary uses under Section 602 Permitted Uses in Residential Zones. I have always been in compliance with several permitted primary uses on this property under Isleton Municipal Code Section 602.

I moved to the Delta for its climate and soil specifically to raise a large garden. I brought thousands of dollars worth of plants with me (and no, none of them were or are cannabis). I already owned some of the tools and bought others whose purpose is to work this larger parcel of land. My plan has always been rows of fruit trees, raised bed gardens, single story green houses, vegetable garden plots, and portable accessory structures to secure tools and materials from theft sun rain, etc. Isleton Municipal Code Section 602.B "Raising of fruit and nut trees, vines, vegetables and horticultural specialties" is exactly why I purchased 6 acres in the Delta. Section 602.G permitting greenhouses in a residential zone is also a structure and use I moved here to have for seedlings and semi-tropical fruit trees. Section 602.I accessory uses and structures is also something I assumed permissible and it is actually listed as a permitted primary use not a conditional use in Isleton Municipal Code. I am not violating the code yet a

squeaky wheel keeps pushing City Hall to cite me for anything and everything. I can't even find evidence that the permitted use, known in Isleton's Municipal Code as "Section 602.B Raising of fruit and nut trees, vines, vegetables and horticultural specialties", even requires a permit fee or submitted plans.

Gardens, greenhouses, daycare centers, alcohol recovery facilities, group homes, and accessory uses and structures are all equal with a single family home in residential zones according to Isleton Municipal Code and I am asking to engage in the three lowest impact on the land and the community. This is a property with unusual conditions but under its current zoning there happen to be several permitted primary uses that do not require a Conditional Use Permit or a Variance, particularly 602.B growing fruit trees and veggies, 602.G greenhouses, and 602.I accessory uses and structures to a permitted primary use. Since the pipeline easements preclude standard building development and 602.B, 602.G, and 602.I are compatible with the easements it follows that I be allowed to use the property for these permitted uses. Otherwise the City will be ignoring its own code, discriminating against one citizen over others claiming code violations, and deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

I don't know the motivation for insisting that a use permitted under Section 602 be required to get a conditional use permit for a use not even listed under Section 603, but this request by City Hall is not supported by Isleton's Municipal Code. In matters of zoning and planning that require an opinion it is the Planning Commission's purpose for existence to interpret the Municipal Code (Chapter 2.28.020). **Please look at Appendix A Section 602 and publicly recognize that 602.B is a permitted primary use that requires no submitted plans and no permit fees.**

Please look at Appendix A Section 602 and publicly recognize that 602.G is a permitted primary use.

Please look at Appendix A Section 602 and publicly recognize that 602.I is a permitted primary use.

Sec. 602 - Permitted uses

- A. One-family dwellings.
- B. Raising of fruit and nut trees, vines, vegetables and horticultural specialties on a non-commercial basis.
- C. Fenced or enclosed swimming pools for either individual family or communal use on an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement.
- D. Single-family dwellings subject to the density and development standards of the MD-PUD-4.0 zoning district only within subdivisions created for the purpose.
- E. A small family day care home as defined by the state health and safety code, which provides family day care to six or fewer children, including children who reside in the home.
- F. An alcoholic recovery facility as defined by the state health and safety code, which provides care to six or fewer persons, whether or not related.
- G. Garden structures in accordance with subsection 604.F.
- H. A state authorized, certified or licensed family care home, foster home or group home serving six or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
- I. Accessory structures and uses located on the same site with a permitted use.
- J. Other uses which are added to this list according to the procedure in article 13.
- K. Cultivation of cannabis for personal purposes pursuant to article 23, cannabis land use regulations, sections 2302—2306.

(Ord. No. 2015-01, § 1, 4-8-2015; Ord. No. 2018-03, § 3, 4-25-2018; Ord. No. 2019-11, § 4, 1-28-2020)

Sec. 603 - Conditional uses; common approval

The following conditional uses may be permitted in accordance with the provisions of article 14:

- A. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools; private non-profit schools and colleges, churches, parsonages and other religious institutions.
- B. Public and private charitable institutions, hospitals, sanitariums, rest homes, and nursing homes, including a state authorized, certified or licensed family care home, foster home or group home serving seven or more mentally disordered or otherwise handicapped persons, including rehabilitation homes for alcoholics and drug addicts, or dependent and neglected children, where such homes provide care on a 24-hour basis.
- C. Public uses of an administrative, recreational, public service or cultural type including city, county state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities, public playgrounds, parks and community centers.
- D. Private or public golf courses.
- E. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, and temporary subdivision sales offices and signs and model home display areas, in accordance with section 1202.
- F. Gas and electric transmission lines in accordance with article 16, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.
- G. Bed and breakfast inns.
- H. Mobile homes on permanent foundations designed in accordance with the standards of section 1205.
- I. Single-family dwellings, not involving the issuance of occupancy permits, in subdivisions or divisions of land prior to the installation of all utilities, street improvements and other improvements that are required under agreement with the city council.
- J. Mobile home parks subject to the density standards of the MD-PUD-MH8 zoning district and the development standards of section 1203.
- K. A large family day care home as defined by the state health and safety code for seven to 12 children, inclusive, including children who reside at the home.
- L. Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to 25 percent or less of the assessed value of existing structures, or re-establishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor

City of Isleton

Planning Commission
Staff Report

DATE: April 5, 2022

ITEM#: 7.B

CATEGORY: New Business

CITY OF ISLETON TREE INVENTORY SUMMARY REPORT FEBRUARY 2022; DIRECTION

SUBJECT

Arbor Pro conducted a comprehensive inventory of City trees. Arbor Pro surveyed a total of 225 tree sites throughout the City (see attached report).

SUMMARY

Arbor Pro's report includes a recommendation to remove three trees. Trees designated for removal have defects that cannot be cost-effectively or practically treated. Large dead and dying trees are liability risks. Staff is recommending to remove these three trees:

Address	Tree Common Name	Reason
101 2 nd Street (back of City Hall)	Fremont Cottonwood	Basal decay, decay under growths, bark sloughing off, die back present, water shoots a sign of street. Can get probed but it's not doing well.
307 2 nd Street (Public Restroom)	Valley Oak	Base is hollowed out, not safe. Decay fungi at 30ft.
308 Delta Avenue	London Plane Tree	Decay and Hollow inside.

Arbor Pro is an urban forestry consulting firm and tree management software company that provides municipalities, universities, utility companies, and tree contractors with the highest quality tree inventories, tree inventory software, reporting and diagnostics, as well as Urban Forest Services. A copy of Arbor Pro report including tree inventory is attached.

FISCAL IMPACT

Staff is collecting quotes for tree removal costs.

RECOMMENDATION

For information.

ATTACHMENTS

1. Arbor Pro City of Isleton Tree Inventory Summary Report February 2022

Written by: Diana O'Brien

Reviewed by: Charles Bergson, City Manager 

Submitted and prepared by: Yvonne Zepeda, City Clerk _____

City of Isleton, California Tree Inventory Summary Report February 2022

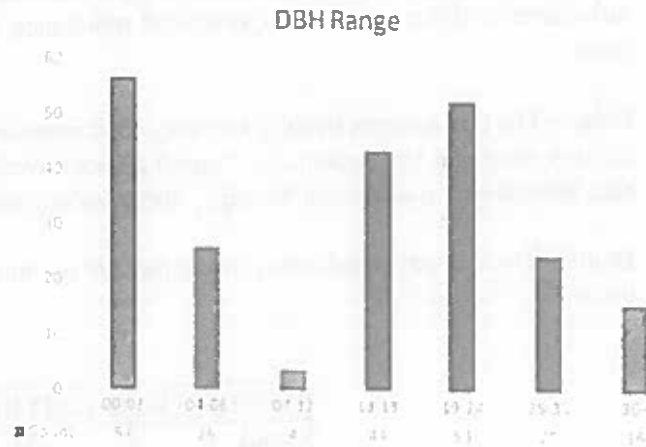
Report Summary

In December 2021, ArborPro, Inc. conducted comprehensive GPS tree inventory on trees maintained by the City of Isleton, ArborPro assigned an Inventory Arborist to perform the survey, he surveyed a total of 225 tree sites throughout the city. The purpose of this report is to review project totals and to summarize the findings of our survey

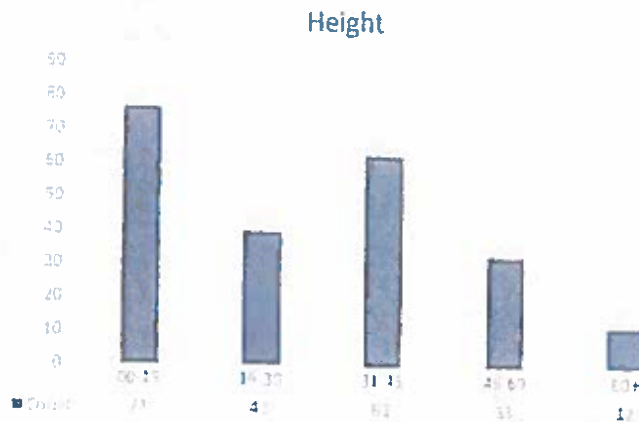
Size Characteristics

The general size of a tree provides insight into the age and value of the tree. There are two industry wide recognized size characteristics, height, and diameter at breast height. While height is self-explanatory, diameter at breast height (DBH) is determined by the diameter in inches of the tree at 4.5 feet above grade. Both the height (measured in feet) and the DBH are collected in ranges due to the dynamic growth rate of trees.

HEIGHT	COUNT	PERCENTAGE
00-15	77	10.23%
16-30	40	10.29%
31-45	63	17.64%
46-60	33	26.03%
60+	12	35.82%
Total	225	100%



HEIGHT	COUNT	PERCENTAGE
00-15	77	10.23%
16-30	40	10.29%
31-45	63	17.64%
46-60	33	26.03%
60+	12	35.82%
Total	225	100%



Tree Condition

Good – The tree has no major structural problems; no significant damage from diseases or pests; no significant mechanical damage; a full, balanced crown, and normal twig condition and vigor for its species.

Fair – The tree may exhibit the following characteristics: minor structural problems and/or mechanical damage; significant damage from non-fatal or disfiguring diseases; minor crown imbalance or thin crown; minor structural imbalance; or stunted growth compared to adjacent trees.

Poor – The tree appears healthy but may have structural defects. This classification also includes healthy trees that have unbalanced structures or have been topped. Trees in this category may also have severe mechanical damage, decay, severe crown dieback or poor vigor/failure to thrive.

Dead – Trees in advanced states of decline are not included. This category refers only to dead trees.

CONDITION	COUNT	PERCENTAGE
Good	53	23.56%
Fair	143	63.56%
Poor	25	11.11%
Dead	4	1.78%
Total	225	100.00%

Recommended Maintenance

Priority 1 Removal. - Trees designated for removal have defects that cannot be cost- effectively or practically treated. The majority of the trees in this category has a large percentage of dead crowns and poses an elevated level of risk for failure. Any hazards that could be seen as potential dangers to persons or property and seen as potential liabilities would be in this category. Large dead and dying trees that are high liability risks are included in this category.

Priority 2 Removal - Trees that should be removed but do not pose a liability as great as the first priority will be identified here. This category would need attention as soon as "Priority One" trees are removed.

Priority 1 Prune - Trees that require priority one pruning are recommended for trimming to remove hazardous deadwood, hangers, or broken branches. These trees have broken or hanging limbs, hazardous deadwood, and dead, dying, or diseased limbs or leaders greater than four inches in diameter.

Priority 2 Prune - These trees have dead, dying, diseased, or weakened branches between two and four inches in diameter and are potential safety hazards.

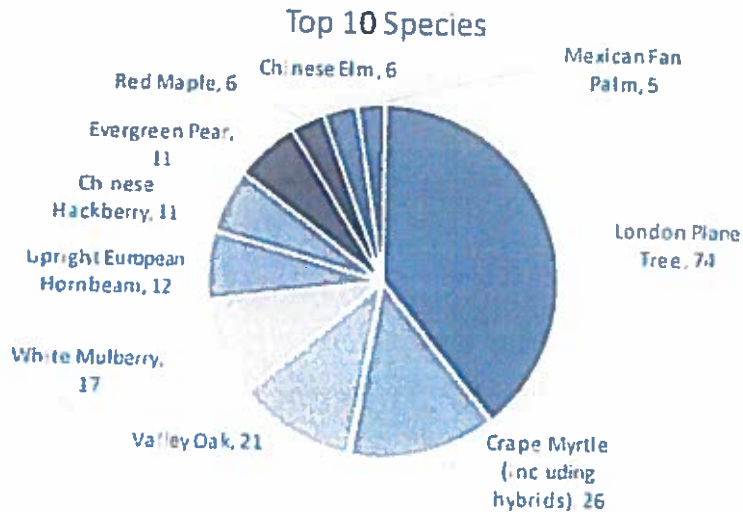
Maintenance	Count
Priority 1 Prune	1
Priority 1 Removal	3
Priority 2 Prune	16
Priority 2 Removal	26
Routine Prune	116
Training Prune	63
Total	225

Routine Prune - These trees require routine horticultural pruning to correct structural problems or growth patterns, which would eventually obstruct traffic or interfere with utility wires or buildings. Trees in this category are large enough to require bucket truck access or manual climbing.

Training Prune - Young, large-growing trees that are still small must be pruned to correct or eliminate weak, interfering, or objectionable branches in order to minimize future maintenance requirements. These trees, up to 20 feet in height, can be worked with a pole-pruner by a person standing on the ground.

Top 10 Species

Rank	Top 10 Species	Count
1	London Plane Tree	74
2	Crape Myrtle (including hybrids)	26
3	Valley Oak	21
4	White Mulberry	17
5	Upright European Hornbeam	12
6	Chinese Hackberry	11
7	Evergreen Pear	11
8	Red Maple	6
9	Chinese Elm	6
10	Mexican Fan Palm	5



Poor and Dead Trees

We have found based on our experience that a valuable assessment from our survey is the species composition of the trees that are dead or in poor condition. Below is a listing of tree species that have been found to be in poor condition or are dead. We have also identified what percentage of the tree species surveyed have been identified as poor or dead trees. For example, we have identified 21 Valley Oaks and of the 21 trees, 4 are in poor condition or dead representing a 19.05% poor rating.

Species	Poor or Dead	Species Count	Percentage of Species
<i>Alnus oregona</i>	2	2	100.00%
<i>Carpinus betulus</i> 'Fastigiata'	1	12	8.33%
<i>Celtis australis</i>	1	2	50.00%
<i>Fraxinus pennsylvanica</i>	1	1	100.00%
<i>Lagerstroemia indica</i> (and hybrids)	2	26	7.69%
<i>Morus alba</i>	1	17	5.88%
<i>Photinia fraseri</i>	1	2	50.00%
<i>Platanus x acerifolia</i>	6	74	8.11%
<i>Populus fremontii</i>	1	1	100.00%
<i>Prunus cerasifera</i>	2	3	66.67%
<i>Quercus lobata</i>	4	21	19.05%
<i>Ulmus parvifolia</i>	4	6	66.67%
<i>Washingtonia robusta</i>	1	5	20.00%
<i>Zelkova serrata</i>	2	2	100.00%

Observations

Observations provide supplemental information about the trees. Below are the top 10 most used observations. The full list can be seen in the Data Summary Spreadsheet.

Rank	Observation	Count
1	Previously Topped	64
2	Pest/Disease	18
3	Drought Stressed	17
4	Deadwood/Clean	13
5	Mechanical Damage	13
6	Remove Hardware	11
7	Pruned for Utilities	10
8	Dead Top	6
9	Codominant	5
9	Decay	5

Hardscape Damage

Hardscape	Count
No	201
Yes	24
Total	225

Clearance

There are 61 identified trees that require clearance pruning at the time of the inventory.

Clearance	Count
Building	1
Multiple	13
None	164
Pedestrian	5
Vehicle	42

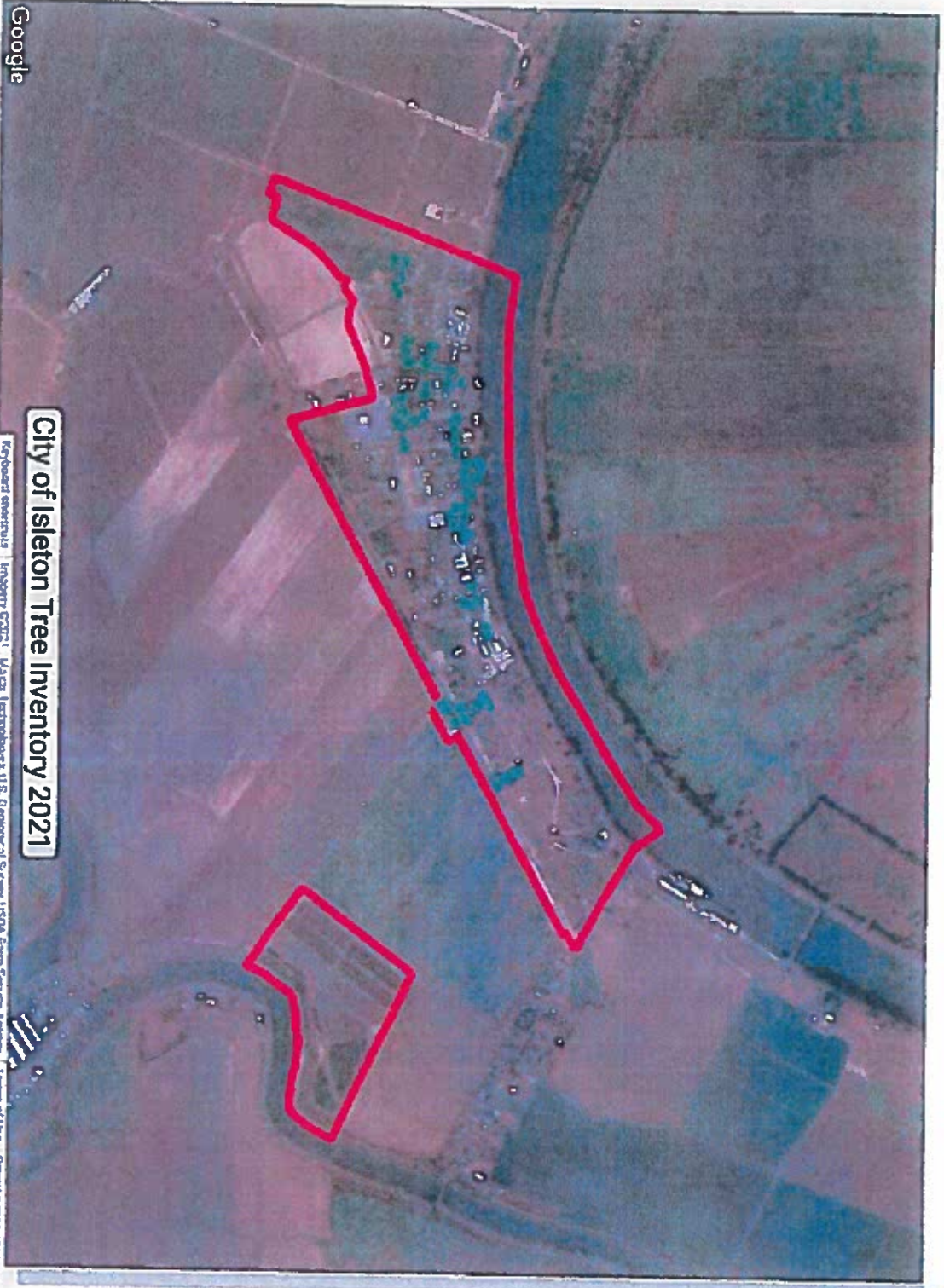
Species Distribution

There 30 distinct species for this inventory. Below is a table that lists both the common name and botanical name of each species.

Botanical Name	Common Name	Count
<i>Acer rubrum</i>	Red Maple	6
<i>Alnus oregona</i>	Red Alder	2
<i>Carpinus betulus</i> 'Fastigiata'	Upright European Hornbeam	12
<i>Celtis australis</i>	European Hackberry	2
<i>Celtis sinensis</i>	Chinese Hackberry	11
<i>Eucalyptus camaldulensis</i>	Red Gum	2
<i>Ficus carica</i>	Edible Fig	1
<i>Fraxinus pennsylvanica</i>	Green Ash	1
<i>Lagerstroemia indica</i> (and hybrids)	Crape Myrtle (including hybrids)	26
<i>Maytenus boaria</i>	Mayten	1
<i>Morus alba</i>	White Mulberry	17
<i>Nyssa sylvatica</i>	Sour Gum	2
<i>Persea americana</i>	Avocado	1
<i>Photinia fraseri</i>	Fraser Photinia	2
<i>Picea pungens</i> f. <i>glauca</i>	Colorado Blue Spruce	1
<i>Pinus pinea</i>	Italian Stone Pine	2
<i>Pistacia chinensis</i>	Chinese Pistache	1
<i>Platanus x acerifolia</i>	London Plane Tree	74
<i>Populus fremontii</i>	Fremont Cottonwood	1
<i>Prunus armeniaca</i>	Apricot	1
<i>Prunus cerasifera</i>	Purple-Leafed Plum	3
<i>Prunus persica</i>	Peach	2
<i>Pyrus kawakamii</i>	Evergreen Pear	11
<i>Quercus agrifolia</i>	Coast Live Oak	3
<i>Quercus lobata</i>	Valley Oak	21
<i>Salix matsudana</i> 'Tortuosa'	Corkscrew Willow	2
<i>Sequoia sempervirens</i>	Coast Redwood	4
<i>Ulmus parvifolia</i>	Chinese Elm	6
<i>Washingtonia robusta</i>	Mexican Fan Palm	5
<i>Zelkova serrata</i>	Sawleaf Zelkova	2

Removal Order ID	Property Address	Street	On Street	Parkway Type	Parkway Size	Common Name
1	210 Isleton	101 2ND ST	2ND ST	Tree Well	14	Fremont Cottonwood
2	108 Isleton	307 2ND ST	2ND ST	Park	99	Valley Oak
3	209 Isleton	308 DELTA AVE	DELTA AVE	Parkway	3	London Plane Tree
4	114 Isleton	411 2ND ST	2ND ST	Median	99	Valley Oak
5	89 Isleton	307 2ND ST	2ND ST	Park	99	Valley Oak
6	75 Isleton	307 2ND ST	2ND ST	Park	99	Mexican Fan Palm
7	167 Isleton	305 DELTA AVE	DELTA AVE	Parkway	3	London Plane Tree
8	88 Isleton	307 2ND ST	2ND ST	Park	99	Valley Oak
9	152 Isleton	1 Andrus CT	Andrus CT	Park	99	White Mulberry
10	86 Isleton	307 2ND ST	2ND ST	Park	99	Green Ash
11	50 Isleton	44 MAIN ST	MAIN ST	Park	99	Mayten
12	76 Isleton	205 JACKSON BLVD	JACKSON BLVD	Tree Well	3	Evergreen Pear
13	84 Isleton	307 2ND ST	2ND ST	Park	99	Red Alder
14	77 Isleton	307 2ND ST	2ND ST	Park	99	Fraser Photinia
15	79 Isleton	307 2ND ST	2ND ST	Park	99	Purple-Leafed Plum
16	91 Isleton	307 2ND ST	2ND ST	Park	99	Purple-Leafed Plum
17	22 Isleton	715 JOSEPH PL	JOSEPH PL	Open/Unrestricted	99	Upright European Hornbeam
18	68 Isleton	307 2ND ST	2ND ST	Median	4	Crape Myrtle (including hybrids)
19	29 Isleton	715 JOSEPH PL	JOSEPH PL	Open/Unrestricted	99	Upright European Hornbeam
20	69 Isleton	307 2ND ST	2ND ST	Median	4	Crape Myrtle (including hybrids)
21	17 Isleton	715 JOSEPH PL	JOSEPH PL	Open/Unrestricted	99	Upright European Hornbeam
22	24 Isleton	715 JOSEPH PL	JOSEPH PL	Open/Unrestricted	99	Upright European Hornbeam
23	27 Isleton	715 JOSEPH PL	JOSEPH PL	Open/Unrestricted	99	Upright European Hornbeam
24	25 Isleton	715 JOSEPH PL	JOSEPH PL	Open/Unrestricted	99	Upright European Hornbeam
25	23 Isleton	715 JOSEPH PL	JOSEPH PL	Open/Unrestricted	99	Upright European Hornbeam
26	26 Isleton	715 JOSEPH PL	JOSEPH PL	Open/Unrestricted	99	Upright European Hornbeam
27	28 Isleton	715 JOSEPH PL	JOSEPH PL	Open/Unrestricted	99	Upright European Hornbeam
28	30 Isleton	715 JOSEPH PL	JOSEPH PL	Open/Unrestricted	99	Crape Myrtle (including hybrids)
29	20 Isleton	715 JOSEPH PL	JOSEPH PL	Open/Unrestricted	99	Red Maple
					99	Upright European Hornbeam

Botanical Name
Populus fremontii
Quercus lobata
Platanus x acerifolia
Quercus lobata
Quercus lobata
Washingtonia robusta
Platanus x acerifolia
Quercus lobata
Morus alba
Fraxinus pennsylvanica
Maytenus boaria
Pyrus kawakamii
Alnus oregona
Photinia fraseri
Prunus cerasifera
Prunus cerasifera
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Carpinus betulus 'Fastigiata'
Carpinus betulus 'Fastigiata'
Lagerstroemia indica (and hybrids)
Acer rubrum
Carpinus betulus 'Fastigiata'



Google

City of Isleton Tree Inventory 2021

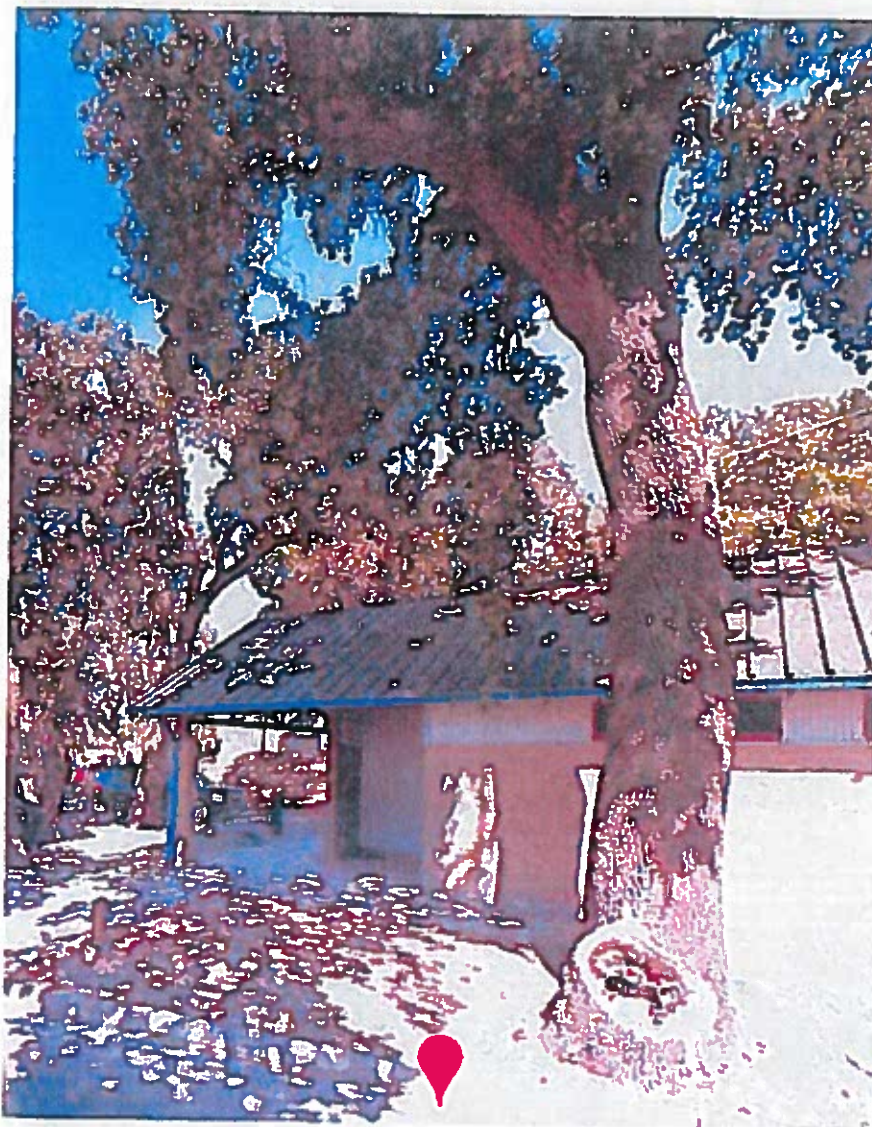
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101 2nd Street (Behind City Hall)



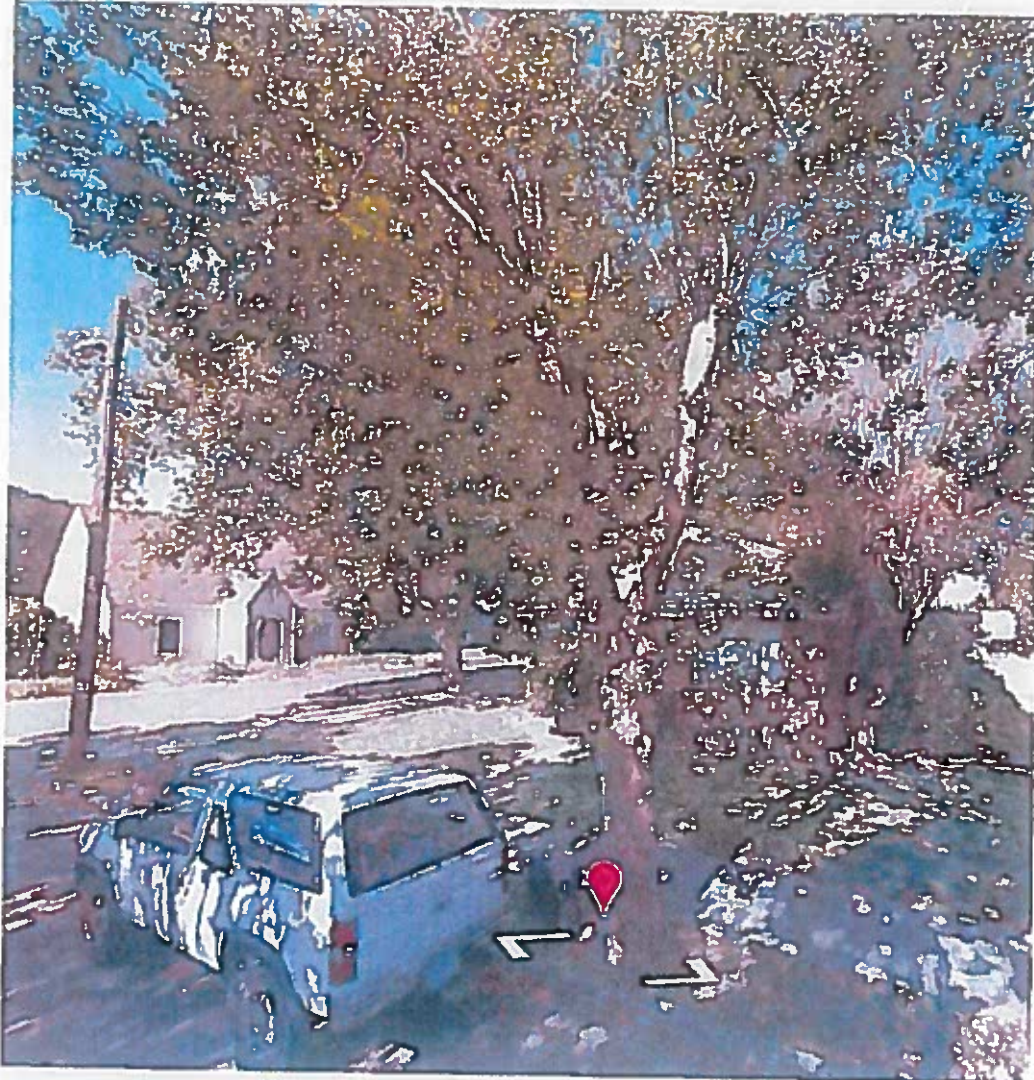
Tree ID	210	On Street	2 nd Street
Common	Freemont Cottonwood	Property Address#	101
Botanical	Populus fremontii	Side	Rear
Species ID	229	Property Street	2 nd Street
Tree Condition:	Poor	Site Number	0
DBH Range	30+	Parkway Type	Tree Well
Exact DBH	99	Parkway Size	14
Height Range	60+	Hardscape Damage	No
Exact Height	75	Clearance	No Data
Crown	70	Utility Conflict	No
# of Trunks	1	Observations	Decay
Tree Tag	No Data	Notes Basal decay, decay under growths, bark sloughing off, die back present, water shoots a sign of stress. Can get probed but it's not doing well	
Status	Tree		
Recommended Maintenance	Priority 1 Removal		
Property	Isleton		
On Address#	0	Created By	emcgrath@arbormprousa.com
Fictitious	Y	Last Edited On	11/24/2021

307 2nd Street (HWY 160)



Tree ID	108	On Street	2 nd Street
Common	Valley Oak	Property Address#	207
Botanical	Quercus lobate	Side	Park
Species ID	254	Property Street	2 nd Street
Tree Condition:	Fair	Site Number	0
DBH Range	30+	Parkway Type	Park
Exact DBH	40	Parkway Size	99
Height Range	46-60	Hardscape Damage	No
Exact Height	60	Clearance	No Data
Crown	60	Utility Conflict	No
# of Trunks	1	Observations	Decay
Tree Tag	No Data	Notes Base is hollowed out, not safe. Decay fungi @ 30 ft.	
Status	Tree		
Recommended Maintenance	Priority 1 Removal		
Property	Isleton	Created By	emcgrath@arbormrousa.com
On Address#	0	Last Edited On	11/24/2021
Fictitious	N		

308 Delta Avenue



Tree ID	209	On Street	Delta Ave
Common	London Plane Tree	Property Address#	308
Botanical	Platanus x acerifolia	Side	Front
Species ID	224	Property Street	2 nd Street
Tree Condition:	Fair	Site Number	0
DBH Range	19-24	Parkway Type	Parkway
Exact DBH	21	Parkway Size	3
Height Range	31-45	Hardscape Damage	No
Exact Height	45	Clearance	No Data
Crown	28	Utility Conflict	No
# of Trunks	1	Observations	Decay
Tree Tag	No Data	Notes Hollow inside	
Status	Tree		
Recommended Maintenance	Priority 1 Removal		
Property	Isleton		
On Address#	0	Created By	emcgrath@arborprousa.com
Fictitious	N	Last Edited On	11/24/2021

