MEETING DATE: September 9, 2025

AGENDA ITEM: 4. Continuation of PUBLIC HEARING & Adopt Resolution 09-25 Conditional Use Permit - California Pallet Company

FROM: Gary Price

RE: EXPANSION OF PALLET ASSEMBLY, STORAGE, REPAIR, AND SHIPPING FACILITY AT 100 5TH AND 401 6TH STREETS

NOTES:

A Public Hearing Notice was mailed and published on August 1, 2025. The August 12, 2025, public hearing on this matter was continued to the September 9, 2025, regular meeting of the Council.

ATTACHMENTS:

A. SEPT 9 CC STAFF REPORT CP
B. ATTACHMENT A-PLANS-DETAILS
C. ATTACHMENT B AGENCY COMMENTS
D. NOISE ASSESSMENT CA PALLETS
E. PUBLIC HEARING NOTICE 7-8-25 CAL PALLETS PROJECT UPDATED LETTER
F. RESOLUTION NO: RESOLUTION # 09-25

MEETING DATE: September 9, 2025

FROM: Planning Director

RE: EXPANSION OF PALLET ASSEMBLY, STORAGE, REPAIR, AND SHIPPING FACILITY AT 100 5TH AND 401 6TH STREETS

BACKGROUND: This project consists of an expansion of a wood pallet assembly and additional outdoor storage / wood shredding operations (of about 4.8 acres) to an existing 3.39-acre pallet assembly facility. The existing facility has a 12,000 square foot warehouse used for pallet assembly, storage, repair and shipping located in the PDI, Planned Industrial District at 100 5th Street & 401 6th Street, Isleton, CA, APNs: 157-0066-001& 157-0040-051 (see attached project information). The applicant, Alex Lopez, California Pallets Inc, has filed a City Planning Application to allow this expansion. The project is subject to approval by the City Council (acting as the Planning Commission) of a Conditional Use Permit in accordance with Section 502 and subject to approval of Design Review in accordance with Section 503 of the Zoning Code. The project description and details are attached to this report.

CONTINUED PUBLIC HEARING: During the noticed public hearing on August 12, 2025, the City Council continued the public hearing to September 9, 2025, with direction to:

- Evaluate alternative truck access options for reduced impact on residences
- Review options for operation of shredder for further noise reductions
- Address exterior lighting glare from project on nearby residences
- Possible noise reductions from normal industrial activities, such as from loading and forklift operation

ANALYSIS:

History of Project/Site: According to local knowledge, The site was previously used for various industrial like operations, more recently the Heinz pickle works which apparently processed and stored pickles for distribution. Lindsay olives previously used the site for similar olive processing, storage and distribution. Before that, the site was used as a tire storage facility.

The City previously recognized that these operations were allowed under the previous zoning code, Section 902, which listed manufacturing and storage yards as permitted by right. In reviewing the proposed expansion plans, updated Zoning Code (2024) Section 215, Planned Industrial District (PDI) Purposes, allows for industrial uses, except that this section provides for staff to determine whether or not a Conditional Use Permit would be required if there are particular circumstances with the proposed use/operations that exceed normal industrial type operations. In accordance with Section 108-B of the Zoning Code, the Planning Director has authority to determine land uses not specifically listed in Zoning Code. Section 108-C of the Zoning Code. Pallet manufacturing, distribution, and storage is not listed in the Zoning Code. The Planning Director, under direction of then, City Manager Felix, Oviawe, determined that the proposed operation, consisting of extensive use of nail guns (outdoor noise impacts) to construct the pallets resulted in different characteristics, particularly an expansion of use (than as previous

uses of the site beyond pickle/olive and tire storage), that would require a Conditional Use Permit, and that a noise study would need to be conducted. Later, the project applicant requested that the application be amended to include operation of a wood shredder which again triggers the concern for additional noise impacts on the neighborhood. The Planning Director further requested that the noise study be expanded to include operation of proposed wood shredder.

In addition to the noise study, Design Review for any improvements to the property would be required in accordance with Section 217, which states:

"No use shall be erected on any lot or site in any lot or site in an I District until a Design Review application has been approved in accordance with the provisions of Article 5."

Under Section 503 of the Zoning Code, the purpose of Design Review is to, among other things to avoid unsightly, inharmonious, monotonous and hazardous site development and enhance the physical appearance and attractiveness of the community. The expansion of wood pallet storage and installation of a wood shredder would result in an appearance change to the site and therefore triggers the need to Design Review.

ENVIRONMENTAL SETTING

Topography across the site is relatively level and mostly consists of an open storage area with some open fields of vegetation. The site is bounded to the north with single-family, to the west, various industrial businesses, to the east California America Water Company operations, and vacant land and the south.

PROJECT DESCRIPTION

Site Plan: The site plan shows the existing warehouse, pallet assembly, and office for California Pallets in the center and support improvements on the site, such as roads, parking and outdoor storage on the three-acre parcel. The expansion area is shown to the south, consisting of a new entrance on Jackson Blvd, and driveway improvements, pallet storage and perimeter fencing around a five-acre portion of the 5.8-acre parcel. Also, the proposed wood shredder is proposed to be located at the southwest corner of this property.

Business Operations: The business operates a pallet manufacturing, repair, and distribution facility with the following details (see attached site plan for reference to these details):

Description: Parcel 1 (Existing Operations) will continue to be used for building new pallets, repairing damaged pallets, as well as storing and shipping both new, damaged and repaired pallets. All construction (noise-related uses) is conducted inside the existing building except the wood shredder which will be used on the back side of the building away from the residential areas.

Parcel 2 (Proposed Expanded Operations) will use a five-acre portion of the parcel for pallet storage, vehicle circulation, wood shredder operations) contained within an area less than 5 acres. A fence will be constructed along the eastern portion of the site approximately 75 feet

from the residential zoning boundary to ensure the expanded operation does not exceed 5 acres. A minimum 24-foot-wide path of travel (drive aisle) is always kept clear for circulation. Primary access to the site is through an existing gate off 5th Street and there is a second point of ingress/egress off Jackson Blvd.

Operations: Construction of new pallets, repair of damaged pallets, sorting and shipping of pallets to customers; wood shredding operations to recycle waste. Equipment used includes Forklifts, Bandsaws, Trim Saws, Rotochopper MC-266 Wood Shredder (used 2-3 times per week), Nail Guns and Trailers (details of the Wood Shredder are proved in the attached noise study).

Employees: 14 full-time staff

Wood Shredder Operations: A portable wood shredder will be used occasionally to process used, scrap, and/or damaged wooden pallets into reusable materials such as mulch and biomass fuel. Details of this machine are presented in the noise study. This process promotes sustainability by reducing landfill waste repurposing waste. Dust control measures will be implemented during wood shredding operations.

Hours of Operation:
Pallet Assembly
o Monday – Friday: 7:00 am – 5:00 pm
o Saturday: 7:00 am – 12:00 pm

Wood Shredder Operations:
Monday – Friday from 10:00 am to 2:00 pm. Operation prohibited on weekends and on legal holidays.

PROJECT EVALUATION

General Plan Consistency: Approval of the proposed pallet expansion requires that the project be found to be consistent with the General Plan. The General Plan designates the properties Industrial (IND) and Planned Industrial District. There is a strip of land along the east side of Parcel 2 (the expansion area) that is designated as Low Intensity Residential (LO). However, no portion of the residential designated portion of the parcel would be used for the project. As some point, that portion of the parcel could be used for residential development consistent with the General Plan.

Zoning Consistency: Consistent with the General Plan Land Use Map, the portions of the project currently and being proposed for expansion are located in the Planned Industrial District (PDI). Although the existing and proposed operations are clearly industrial in nature, due to the introduction of nailing and shredding operations, which results in potential noise issues, staff has determined that a Conditional Use Permit will be required per Section 108-B of the Zoning Code. There is a small strip of land along the east side of Parcel 2 (the expansion area) that is designated as R-1-7 (residential at minimum 7,000 square feet lot area per dwelling unit, as shown on the site plan no portion of the residential zoned portion of the parcel would be used for the project. As

some point, that portion of the parcel could be used for residential development consistent with the Zoning Code.

Access and Circulation Considerations: The project's main access is from 5th Street. A second entrance is proposed for the expansion area on Jackson Blvd. This secondary access would improve access and circulation for the business and provide improved access for emergency vehicle access. Driveway widths are a minimum of 24 feet.

Fire Safety Consideration: Fire safety conditions may be the most important aspect of wood pallet storage. It has been challenging to obtain professional recommendations from fire safety experts for this project. The Fire Chief had requested that the applicant obtain fire safety recommendations from a private fire safety professional. Neither staff nor the applicant were able to find any fire safety companies to provide recommendations. Deferring to the City of Sacramento's Fire Safety requirements for a lumber yard the resolution approving the project include those conditions that include maximum pile heights of 20' and 150,000 cubic feet in volume, setbacks from the street, fire apparatus access, fire extinguisher and hydrant locations, and a site emergency plan.

Noise Considerations: Noise impacts of greatest concern are the nailing operations involved with assembling pallets and operation of a noise shredder (see Figure 4 below for details on the shredder). When staff originally visited the site, pallets were being installed outside the building with air compressed nail guns. The applicant has agreed to restrict pallet assembly to within the building. Noise Analysis was prepared for this project and confirmed there are no significant noise impacts (see Attachment D). A 6-foot-tall noise barrier will be installed (as shown on the Overall Site Plan and in the Noise Analysis). The noise barrier will consist of exterior-rated acoustic curtains hung on the chain link fence and have an STC rating of 27 or higher. All equipment operations will comply with City noise regulations (See Figure 4 below).

Chapter 6.44 of the Municipal Code states that it shall be unlawful for any person to make, continue, or cause to be made or continued, any loud, unnecessary or unusual noise or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others, within the limits of the city. The following noises are declared to be loud, disturbing, and unnecessary noises in violation of this section.
....
E. The operation between the hours of 10:00 p.m. and 7:00 a.m. of any pile-driver, stream-shovel, pneumatic hammer, derrick, stream or electric hoist or other appliance, the use of which is attended by loud or unusual noise.

F. The use of or operation between the hours of 10:00 p.m. and 7:00 a.m. of any power saw, power planer, or other powered tool or appliance or saw or hammer, or other tool, so as to disturb the quiet, comfort, or repose of persons in any dwelling, hotel, apartment, or other type of residence, or of any person in the vicinity.

The City's General Plan Noise Element indicates that new development of industrial, commercial or other noise generating land uses will not be permitted if resulting noise levels will exceed 60 dB CNEL in areas containing residential or other noise sensitive land uses.

Additionally, new noise generating land uses within are not preempted from local noise regulations will not be permitted if resulting noise levels exceed the performance standards contained in Table I-1 in areas containing residential noise sensitive land uses.

The noise study concludes that the project is predicted to comply with the City of Isleton noise level standards, assuming the following noise control measures are implemented in the project design:

1. A 6-foot-tall noise barrier should be constructed along the north side of the site. The noise barrier may be constructed from masonry units or exterior-rated acoustic curtains hung on chain link fence.
2. Stacks of pallets 15 feet deep and at least 10 feet tall should be maintained along the north side of the site.
3. The use of pneumatic nail guns should only occur within the shop building or along the south side of the building.
4. Operation of the wood shredder should occur during weekdays (10:00 a.m. to 2:00 p.m.), prohibited on weekends and legal holidays.

Several conditions of approval have been included to address these conclusions. Due to limited ability to inspect pallet assembly, however, staff recommends that pallet assembly using pneumatic nail guns be restricted to inside the building.

As referenced in the noise study, the proposed shredder will result in noise exceeding the General Plan 60 dB CNEL on vacant land to the north and east that is zoned for residential. There may be a concern that the shredder will impact this property even though it is not developed or used for residential purposes. However unlikely this property at that location will be developed, to meet the General Plan Noise Element standard, conditions of approval in the resolution reads:

A. *The sound curtain shall be installed prior to any operations of the shredder. Sound curtain installation shall be subject to approval of the City Building Inspector, subject to any safety issues associated with this structure, such as wind load.*

B. *If residential development occurs within 500 feet of the shredder on the north residential zoned property, wood chipping operations shall cease. An amendment to the Conditional Use Permit may be considered by the City for future operation of the shredder in compliance with the City's noise standards and regulations.*

Air Quality Considerations: Dust and particulate emissions will need to be minimized during operation, particularly from shredder operations and vehicle travel on unpaved surfaces. A number of conditions of approval have been proposed in the resolution approving the project to address these concerns such as providing dust suppression, covering of roadways with gravel or paving per City Engineer requirements, providing for a chipping plan for recycling and storage of chips for air district and City approval, no burning on the site, and maintaining City roadways from mud and dirt from project.

Design Review: Project details include new permitter chain link fencing, installation of a wood shredder at the southwest corner of the site, and a sound curtain attached to the chain link fence

facing 5th Street. In addition, design review should include evaluation of storage of the pallets which may be the most visually prevalent feature of the project.

Findings should be made to approve the design review application (included in the Resolution approving the project-see Attachment B). In accordance with Section 503-C of the Zoning Code, several conditions of approval have been proposed to ensure the project will not adversely affect the public health, safety, or general welfare of the community. These include:

1. Installing a minimum six-foot-tall fence around all sides of the project site that faces a public street. Fencing design, subject to City Manager approval, should be vinyl coated chain link fence (or equivalent).
2. Setting a maximum stacking height of pallets in relation to the surrounding streets.
3. Assuring that the fencing and related sound curtain is properly maintained in proper appearance (and free of graffiti).

Timing of Improvements: The applicant has requested that improvements for the project, such as the noise curtain and perimeter fencing be installed over the next year. A condition of approval has been added to the resolution to revisit the Conditional Use Permit in one year to ensure these improvements have been adequately made within this timeline.

ENVIRONMENTAL DETERMINATION

Section 105-C-10 of the Zoning Code, Authority, indicates that the Planning Director is authorized to determine whether a project is subject to review under the California Environmental Quality Act and notify the applicant if any additional information is necessary to conduct the review. Section 21084 of the Public Resources Code requires the California Environmental Quality Act (CEQA) Guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment, and which are, therefore, exempt from the provisions of CEQA. Following review and consideration of supporting materials, including a noise study, a determination can be been made that the project is exempt from CEQA pursuant to Categorical Exemption from the provisions of the CEQA Guidelines under 14 CRR Sections 15301 and 15315, Classes 3 and 15 [Existing Facilities and In-fill Development] given that the proposed expansion portion of the site is an infill site, less than 5 acres and most of the expansion site will be used for storage of pallets that can be considered negligible to the main facility operation which is assembling wooden pallets, the project is consistent with applicable general plan and zoning, all utility services are present and can be provided to the site and there are no biological or historical features on the vacant site.

PUBLIC AND AGENCY COMMENT

The project was circulated for City staff review, including the Fire Department, City Engineer, City Manager, and Building Inspector. The City Engineer, Scott M. Lanphier, at that time prepared a comprehensive evaluation of the project, but this was based on a preliminary site plan that was later revised. While his comments were comprehensive, their main emphasis was on air quality measures (from dust emissions), fire prevention systems (hydrants and driveway access),

and waste disposal (recycling wood waste and packaging). Attached are his comments and the applicant's responses to these comments.

Fire Chief, George Apple, reviewed the project and concurred with the fire safety plan.

California American Water Company (CAWC) submitted comments concerning the project and their concerns with the potential fire danger of the project adjacent to their facilities. They requested a setback buffer for pallet storage along the east side of the project site where it adjoins CAWC's property (see Attachment D). Conditions of approval in the resolution approving the project includes maximum 10-foot-tall pallet stacking along a 25-foot-wide side along the east side of the project site where it abuts CAWC's property. CAWC also requested a "comprehensive fire suppression plan"; also referenced in the conditions. Audie Foster, Director of Operations, Northern Division California American Water, attended the August 12, 2025, meeting and concurred with the staff recommendations for this project.

Other comments from the community were presented at the public hearing, reflected in the meeting minutes, including concerns for truck routes through the residential neighborhood, noise impacts from the shredder and normal operations of the business, such as forklifts, exterior lighting glare, wear and tear on streets and city infrastructure from truck use, among others.

RESPONSE TO PUBLIC COMMENTS

On August 26, 2025, the applicant submitted an amended project description offering measures to address a number of neighborhood concerns mentioned during the August 12 meeting which are summarized as follows:

1. *City Direction:* Evaluate alternative truck access options for reduced impact on residences.

   Applicant Response: A revised truck routing plan minimizes travel on A Street to reduce residential impact. All trucks serving the project will access the site via Highway 160 to H Street (south), then 6th Street (west), to Jackson Blvd (north), and enter via the Jackson Blvd Entrance (east). Due to sight distance safety concerns at the H Street and Highway 160 intersection, trucks exiting the site will continue using A Street northbound. Detailed truck driver instructions are attached for reference.

   Staff Response: Condition No. 5 of the Conditional Use Permit enforces the proposed truck routing plan. While most PDI (industrial-zoned) properties in Isleton have limited access to Highway 160, standard business operations permit trucks and delivery vehicles to use any public city street. The proposed routing effectively balances residential impact and operational needs.

2. *City Direction:* Review options for operation of shredder for further noise reductions.

   Applicant Response: Shredding operations will be restricted to 10:00 AM to 2:00 PM, Monday through Friday, with no operations on weekends or legal holidays. This schedule exceeds the requirements of the City's General Plan and Noise Ordinance, further minimizing noise impacts on nearby residences.

   Staff Response: The project complies with the City's noise standards, provided the noise curtain is installed and maintained as required. Conditions 9 and 10 mandate installation of

the noise curtain prior to commencing shredder operations, ensuring effective noise mitigation.

3. *City Direction:* Address exterior lighting glare from project on nearby residences.

   Applicant Response: No new exterior lighting is proposed. Existing exterior lighting has been adjusted to incorporate downlight shielding, significantly reducing glare on nearby residences.

   Staff Response: Condition No. 1 requires that any future exterior lighting include downlight shielding and obtain city approval to prevent glare on residential properties. The applicant's adjustments to existing lighting adequately address current concerns.

4. *City Direction:* Consider noise reductions from normal industrial activities, such as from loading and forklift operation.

   Applicant Response: The business operation plan has been revised to start at 7:00 AM (instead of 6:00 AM) and end at 5:00 PM on weekdays, with Saturday operations limited to 7:00 AM to 12:00 PM. These reduced hours minimize noise from loading and forklift activities during early morning and evening periods.

   Staff Response: The project complies with the City's noise regulations. While PDI (industrial-zoned) properties adjacent to residential areas are permitted to conduct standard industrial operations, the applicant's revised schedule, with later morning start times, effectively reduces noise impacts.

RECOMMENDATION:

The City Council should conduct a public hearing, consider the applicant, staff and public comments and approve Resolution No 09-25 approving Conditional Use Permit 01-25 and Design Review DR 01-25 (based on findings and subject to conditions). Or the Council may continue this item with further direction to staff and the applicant. Should the Council choose to deny these land use entitlements, the Council should continue this item with direction to staff for devising findings for this action. Note that denial would apply to operation of the wood shredder and expanding the project area to the five-acre portion north of the current operation. Since the City already approved the current operation on the existing three-acre site as a use by right, the only restrictions the City could place on this project would be compliance with current codes. That would include installation of the sound curtain to comply with the City's noise regulations to minimize the noise from operation of the nail guns.

FISCAL IMPACT: There is no fiscal impact

Attachments A-Project Plans and Details

B-Public Agency and City Staff Comments

C-Project Noise Study

D-Resolution of Project Approval

Project Description
California Pallet
(Use Permit)

Background Information

Site Address: 100 5th Street & 401 6th Street, Isleton, CA 95641

APNs: 157-0066-001 & 157-0040-051

General Plan Designation: IND (Industrial)

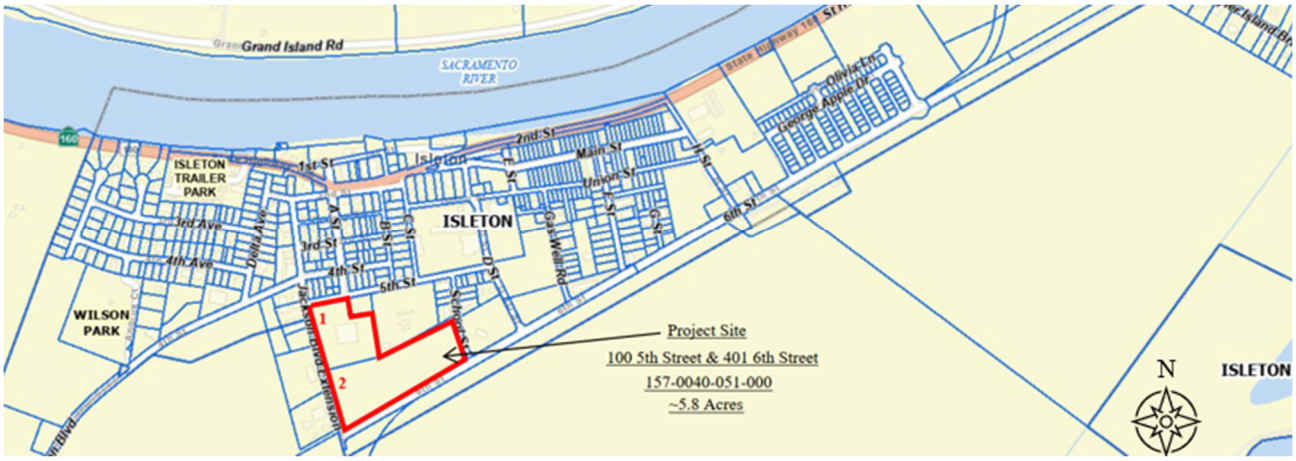
Zoning: PDI (Planned Industrial District)

- **Parcel 1** – Existing Warehouse, Pallet Storage and Parking Area
  3.0 acres
- **Parcel 2** – Additional Outdoor Storage / Wood shredding operations
  5.0 acres

Utilities: PG& E, City Sewer, California-American Water Company

Applicant: Alex Lopez

Representative: Millennium Planning & Engineering (Rob Wood, AICP – Principal Planner)



Overview & Existing Site Conditions

The applicant is seeking a Use Permit from the City of Isleton to formalize and expand California Pallets' existing operations, ensuring compliance with the City's Planned Industrial District (PDI) zoning and supporting local industry activity while minimizing impacts on surrounding areas.

The site is located at 100 5th Street and 401 6th Street, bordered by 5th Street (north), Jackson Blvd (west) and 6th Street (south) with two gated/secured access points from 5th Street and Jackson Blvd.

- **Parcel 1** (~3.0 acres, APN 157-0066-001) - Acquired by California Pallets on August 30th, 2021. This parcel contains a 12,000 square foot warehouse used for pallet storage, repair and shipping. The warehouse is centrally located on the parcel (See Site Plan).
- **Parcel 2** (~5.8 acres, APN 157-0040-051) - Acquired December 1, 2022, for operational expansion and has been used recently as overflow outdoor storage. The proposed expansion area is limited to 5 acres, with a 75-foot setback from the residential zoning (R-1-7) to the east.

Surrounding properties include residential (primarily to the north) and industrial uses.

Site Operations

California Pallets operates a pallet manufacturing, repair, and distribution facility with the following details:

- **Hours of operation:**
  - Monday – Friday: 7:00 am – 5:00 pm
  - Saturday: 7:00 am – 12:00 pm
  - *Wood Shredder Operations – 10 am – 2:00 pm (Monday – Friday; and prohibited on legal holidays)*
- **Employees:** 14 full-time staff
- **Operations:** Construction of new pallets, repair of damaged pallets, sorting and shipping of pallets to customers; wood shredding operations to recycle wood chips and waste.
- **Equipment:** Forklifts, Bandsaws, Trim Saws, Rotochopper MC-266 Wood Shedder, Nail Guns and Trailers
- **Environmental and Safety Measures:** Dust control measures including sprayers are implemented during wood shredding operations including hour restrictions, distance from residences, and spraying. Operations comply with fire codes, including 2 entrance/exit points, proper circulation with wide drive aisles, and pallet stacking.

Land Use Designations

General Plan: IND & PDI

The General Plan land use designation on Parcel 1 is Industrial (IND) and Planned Industrial (PDI) on Parcel 2 (*See exhibit A*). There is a small strip of land along the east side of Parcel 2, designated as Low Intensity Residential (LO) that will be completely avoided. A buffer of no less than 75 feet will be maintained from the Residential land use.

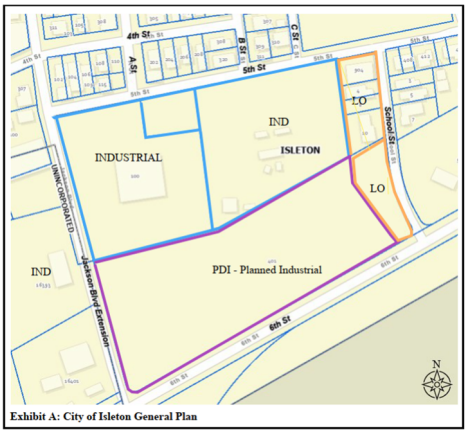


Exhibit A: City of Isleton General Plan

Zoning: PDI

The Zoning designation is Planned Industrial (PDI) for both parcels (*See exhibit B*). The City of Isleton Zoning Ordinance identifies PDI zoning as a location for various types of industrial plans and related activities. Allowable uses include manufacturing, storage, and warehousing, subject to approval of a Use Permit.

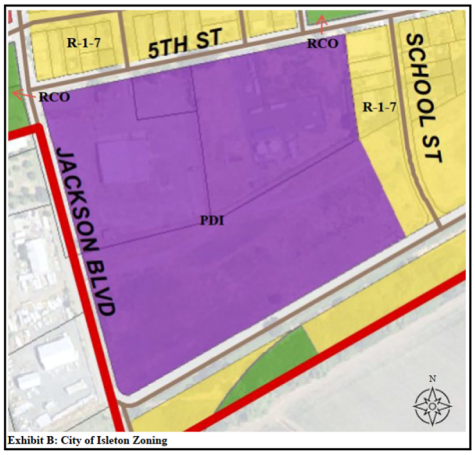


Exhibit B: City of Isleton Zoning

There is a small section on the east side of Parcel 2 that is designated as Residential (R-1-7), however the expanded use area will maintain a minimum 75-foot setback from this zoning boundary. A 6-foot-high chain link fence, screened with slats will be constructed to prevent encroachment into the setback (see Site Plan).

Proposed Project

The proposed project seeks a Use Permit to formalize the existing use of the property. Parcel 1 will continue to be used for building new pallets, repairing damaged pallets, as well as storing and shipping both new, damaged and repaired pallets. All significant noise generating construction will be conducted inside the existing building except the proposed wood shredder which will be located near the southwest corner of the expansion area, furthest from the residential areas (*see Site Plan*).

Parcel 2 is the expanded area of the California Pallets operation. The property is approximately 5.8 acres, however the expanded operations (which include pallet storage, vehicle circulation, secondary access onto Jackson Blvd and a portable wood shredder) are contained within an area less than 5 acres. A 6-foot high, chain-link slatted fence will be constructed along the southeastern portion of the site approximately 75 feet from the residential zoning boundary to maintain an adequate buffer from residential uses and to ensure the expanded operation does not exceed 5 acres (*see Site Plan*).

A minimum 24-foot-wide path of travel (drive aisle) is always kept clear for circulation. Primary access to the site is through an existing gate off 5th Street and there is a second point of ingress/egress off Jackson Blvd. Parking is provided for employees near the building, outside of drive aisles.

Wood Shredder

A portable wood shredder (Rotochopper MC-266) will be used to process used, scrap, and/or damaged wooden pallets into reusable materials such as mulch and biomass fuel. The MC-266 comes standard with a grinding chamber water injection dust control system. The applicant will also add an optional spray bar for increased dust suppression. This process promotes sustainability and supports a circular economy by reducing landfill waste repurposing waste. Wood shredder operations will be limited to Monday – Friday from 10:00 am to 2:00 pm.

If residential development *(defined as occupied, permanent dwellings with foundations, such as single-family homes or apartments)* is completed within 500 feet of the shredder, operations will cease unless an amended Use Permit is approved, subject to compliance with City noise standards.

Noise

A Noise Analysis (included herein) confirms that project operations, including wood shredding, comply with City noise regulations. Peak noise levels from the Rotochopper MC-266 are reduced by a 6-foot-tall noise barrier with acoustic curtains (STC 27 or higher), ensuring no significant impacts on adjacent residential areas.

Waste Management

All garbage and recycling (cardboard and plastics) are placed in a Cal Waste bin near the southeast corner of the building and picked up by Waste Management twice a week. There are no hazardous materials used.

Lighting

There are three existing light poles on site:

1. Security lighting near 5th Street entrance;
2. Security lighting near proposed Jackson Blvd entrance;
3. City street lighting (attached to a telephone pole) along Jackson Blvd.

No new lighting is proposed. The existing security lighting will be modified to ensure the lighting is directed downward and away from adjacent properties.

Truck Delivery Route

Current operations average six (6) truck trips per day (Monday – Friday). The size of trucks are primarily 53-foot dry van trailers and double 25-foot flatbeds.

Currently, the primary route to/from the project site is via A Street to the 5th Street entrance. The project is proposing to improve the Jackson Blvd entrance/encroachment and direct inbound truck traffic to Jackson Blvd (via H Street to 6th Street to Jackson Blvd) which will reduce the amount of truck trips through the A Street residential neighborhood by half. Clear instructions are sent to all delivery drivers and include a clear map and instructions:

Driver Instructions – Isleton

100 5th Street
Isleton, CA 95641
Receiving Hours: 7am – 4pm
Do not arrive outside of receiving hours. Plan travel accordingly.

Travelling from I-80	Travelling from I-5
I-80 > 12 East > 160 North > H St. > 6th St.	I-5 > 12 West > 160 North > H St. > 6th St.
Arrivals: Use Jackson Blvd Entrance	**Arrivals:** Use Jackson Blvd Entrance
	
Exits: Use A St. Exit	**Exits:** Use A St. Exit
	
A St. > 160 South > 12 West > I-80	A St. >160 South > 12 East > I-5

- Follow above routes only.
  - **Do not** use side streets.
- No overnight parking in Isleton City limits
  - Closest Truckstop: Loves at 15250 Thorton Rd, Lodi, CA 95242
- Maintain speed **under 15mph** in Isleton City limits
- Yield to pedestrians

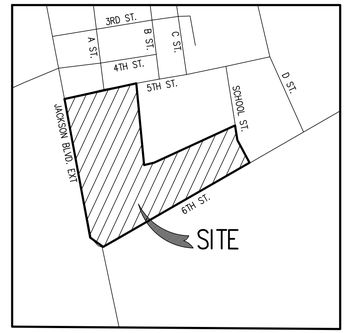
Check out Isleton Visitors Guide

Attachments: Overall Site Plan, Noise Analysis

SITE PLAN FOR:

DAISYS PROPERTIES LLC

ISLETON, CALIFORNIA
AUGUST, 2025



VICINITY MAP
N.T.S.

LEGEND

	PROPERTY LINE
	EXISTING FENCE
	OUTDOOR STORAGE AREA – EXISTING
	PARKING AND EQUIPMENT STORAGE
	MAX. AREA OF EXPANSION (4.95 AC)
	INSTALL SOUND CURTAINS/NOISE BARRIER
	LOCATION OF ROTOCHOPPER MC-266 (WOOD SHREDDER)

0 25 50 100 FEET
SCALE: 1" = 50'

APPLICANT INFORMATION

DAISYS PROPERTIES, LLC
4060 CHIAVARI WAY
MANTECA, CA 95337

PROPERTY ADDRESS

100 5TH STREET & 401 6TH STREET
ISLETON, CA 95641

MAP PREPARED BY

MILLENNIUM PLANNING & ENGINEERING
471 SUITON WAY STE 210
GRASS VALLEY, CA 95945
(530) 446-6765
CONTACT: ROB WOOD

ASSESSOR'S PARCEL NUMBER

APN'S 157-0066-001 & 157-0040-051

ZONING

PDI (PLANNED INDUSTRIAL DISTRICT)

LOT AREA

PARCEL 1 – ~3.0 AC
PARCEL 2 – ~5.8 AC

SERVICES

ELECTRICITY: PACIFIC GAS & ELECTRIC (PG&E)
WATER: CALIFORNIA AMERICAN WATER COMPANY
SEWER: CITY OF ISLETON

MILLENNIUM PLANNING & ENGINEERING
471 SUITON WAY, SUITE 210, GRASS VALLEY, CA 95945 (530) 446-6765

REV.	DESCRIPTION	DATE

DAISYS PROPERTIES, LLC
100 5TH STREET & 401 6TH STREET
ISLETON, CA 95641

SITE PLAN

DESIGNED BY: REW
DRAWN BY: DEC
PROJECT NO.: 24-0916

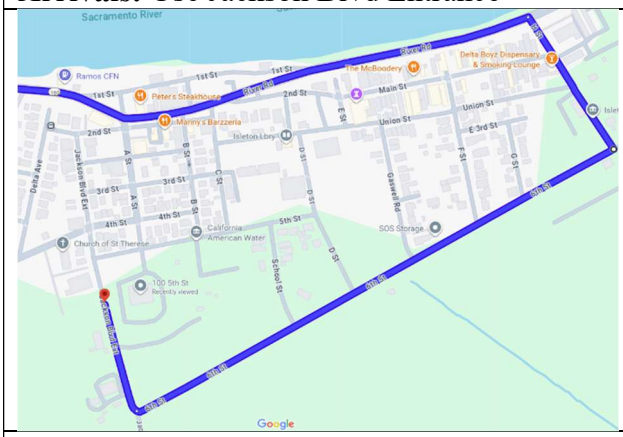
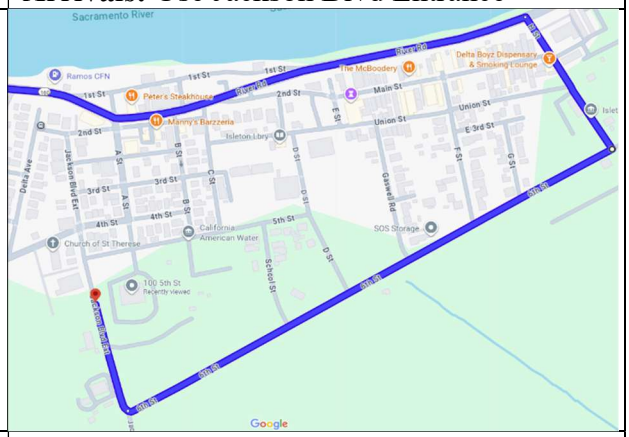
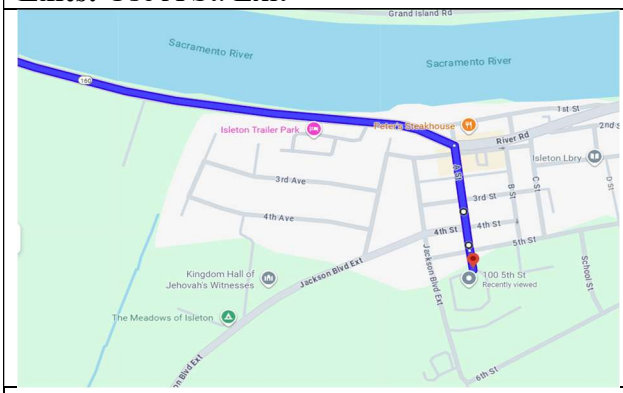
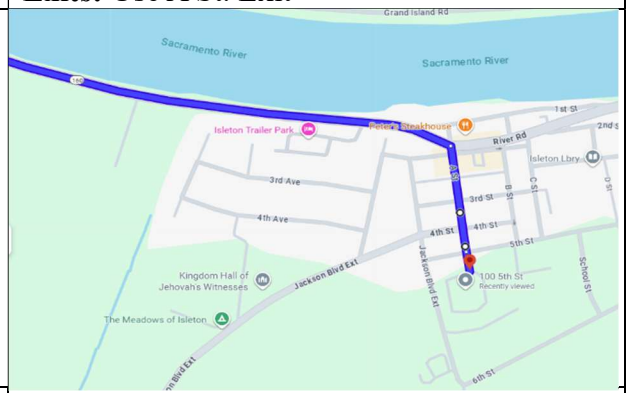
SHEET NUMBER:
C1.0

California Pallets Co.

CALIFORNIA PALLETS

Driver Instructions – Isleton

100 5th Street
Isleton, CA 95641
Receiving Hours: 7am – 4pm
Do not arrive outside of receiving hours. Plan travel accordingly.

Travelling from I-80	Travelling from I-5
I-80 > 12 East > 160 North > H St. > 6th St.	I-5 > 12 West > 160 North > H St. > 6th St.
Arrivals: Use Jackson Blvd Entrance	**Arrivals:** Use Jackson Blvd Entrance
	
Exits: Use A St. Exit	**Exits:** Use A St. Exit
	
A St. > 160 South > 12 West > I-80	A St. >160 South > 12 East > I-5

- Follow above routes only.
  - Do **not** use side streets.
- No overnight parking in Isleton City limits
  - Closest Truckstop: Loves at 15250 Thorton Rd, Lodi, CA 95242
- Maintain speed **under 15mph** in Isleton City limits
- Yield to pedestrians

Check out Isleton Visitors Guide

Public Agency and City Staff Comments

MILLENNIUM
PLANNING ENGINEERING SURVEYING
(530) 446-6765 www.millenniumpe.com

January 30, 2025

Email to City of Isleton
City of Isleton
Scott M. Lanphier
P.O. Box 716
Isleton, CA 95641

Re: ***CUP 24-02 – 2nd Submittal***
APNs 157-006-001 & 157-004-051
100 5th Street & 401 6th Street, Isleton, CA 95641

Dear Mr. Lanphier:

Included herein for your review of our 2nd submittal are the following items:

1. Revised Project Description
2. Environmental Noise Assessment
3. Site Photo Exhibit
4. Revised Site Plan

Below are responses to your comment letter dated December 17, 2024:

Site and Use Compliance

1. **Zoning and General Plan Consistency:**
   - City Planning to verify whether the planned industrial district (PDI) zoning permits all current and proposed activities.

   Response: The expanded use is consistent with the PDI zoning district, subject to approval of a Use Permit. The small portion of R-1-7 zoning along School Street will remain undisturbed.

   - Consider implications of the small portion of Parcel 2 designated for Low Intensity Residential (LO) use.

   Response: There are no impacts to the small portion of Parcel 2 designated for Low Intensity Residential (see Site Plan).

2. **Neighboring Land Uses:**
   - Investigate potential conflicts or complaints from adjacent residential zones due to noise, dust, or visual impacts.

Response: A noise and visual barrier will be placed along the 5th Street frontage to reduce any visual, noise and dust impacts near residential land uses (see Environmental Noise Analysis for recommended mitigation measures).

- Consider the impacts of increased traffic and operations near residential areas. What will additional traffic be? Heavy Trucks?

Response: The project proposes additional areas for pallet storage and will not increase traffic for the existing use. Also, a secondary gate has been added along Jackson Blvd. to reduce truck traffic on 5th Street entrance.

Site and Use Compliance

3. **Roadway and Access:**

- Confirm the adequacy of the existing roads (e.g., 5th Street and Jackson Blvd) to handle additional traffic, including heavy vehicles. The Jackson Street entrance does not appear to provide any direct access to the working area of the site. Will this be regularly used? The fire Department may have concerns about this access.

Response: The Jackson Blvd entrance provides circulation throughout the site with direct access to the working areas. It provides a second ingress/egress and improved circulation.

- Check if the drive aisles meet city standards for width and circulation, especially for emergency access.

Response: All drive aisles are a minimum of 24-feet in width and will be kept clear for emergency access and proper vehicular circulation.

4. **Sewer and Water Utilities:**

- Is there any existing sewer connection? Need to ensure our existing sewer system can accommodate the increased demand from expanded operations.

Response: Yes. The existing building is connected to sewer. There is no anticipated increase in demand from the expanded storage associated with this project.

- What are the risks of spills, leaks, or contamination from pallet treatment processes?

Response: The risk of spills, leaks or contamination from this project is minimal. There are no hazardous materials used in the operation. A very small percentage of pallets (less than 5%) are painted, however those operations are contained indoors.

5. **Stormwater Management:**

- Confirm whether the outdoor storage on Parcel 2 has appropriate stormwater management plans, particularly for preventing runoff from treating pallets or potential pollutants.

Response: Currently, there is no stormwater management or BMP's on Parcel 2. However, there are no impervious surfaces (ie. Pavement, concrete or buildings).

6. **Fire Safety:**
    - Evaluate fire risks associated with the storage of wooden pallets, particularly in the outdoor area.

    Response: Fire risks are reduced by proper stacking and spacing to meet State Fire Codes. Additionally, there are two open ingress/egress points and sufficient drive aisles for emergency vehicles to properly mitigate any potential fires.

    - Confirm compliance with fire safety codes, including clear access for firefighting and adequate water supply for fire suppression. Jackson Street access does not appear to provide an emergency ingress to the site.

    Response: Pallets are stacked with adequate spacing in accordance with the fire code. There is a secondary ingress/egress via Jackson Blvd (see Site Plan).

Environmental Considerations

7. **Air Quality and Noise:**
    - Determine whether any operations (e.g., pallet repair or treatment) emit air pollutants or excessive noise.

    Response: No are pollutants are emitted. Painting is only done indoors. An Environmental Noise Assessment was prepared and provides recommendations to reduce noise to levels consistent with the City's General Plan policies.

    - Verify compliance with state and local air quality regulations.

    Response: There are no operations associated with this project that emit air pollutants.

8. **Tree and Vegetation Protection:**
    - While no tree removal is proposed, confirm whether the site has any sensitive vegetation or habitat that requires protection.

    Response: We are not aware of any sensitive vegetation or habitat. No tree removal is proposed.

Permit and Regulatory Compliance

9. **Conditional Use Permit Requirements:**
    - Confirm that all activities align with the conditional use permit (CUP) conditions.

    Response: The expanded use of the southern parcel to store pallets aligns with the current operations.

    - Ensure adequate documentation for environmental review (e.g., CEQA compliance).

Response: The expansion of pallet storage does not have a significant impact on the environment, therefore, this project is potentially exempt from CEQA. However, City Planning will make this determination during their initial review.

10. **Waste Management:**
    - Evaluate the capacity and frequency of waste management services for the expanded operation.

Response: There is a Cal-Waste garbage bin on site that has been relocated to the southeast corner of the building, as recommended by the Noise Consultant to reduce noise impacts. All cardboard and plastics are recycled using balers. There is no hazardous waste. Currently trash is picked up by Waste Management twice a week.

Chemicals

1. **Wood Preservatives:**
    - Chemicals like creosote, chromated copper arsenate (CCA), or borates may be used to treat wood for pests and decay resistance.

      Impact: Potential for soil and water contamination from runoffs or spills.

Response: Only minimal usage of spray paint. Only about 5% of the pallets are painted. No other chemicals are used.

2. **Pesticides and Fungicides:**
    - Used to prevent or eliminate infestations in stored pallets.

      Impact: Risk of environmental contamination and potential toxicity to humans and wildlife.

      Response: No pesticides or fungicides are used.

3. **Cleaning Agents:**
    - Solvents or detergents for cleaning machinery and the site.

      Impact: If improperly disposed of these could affect water quality in city sewers or stormwater systems.

      Response: No solvents or detergents are used.

4. **Paints, Sealants, or Stains:**
    - Occasionally used on pallets for branding or protection.

      Impact: Release of volatile organic compounds (VOCs) and improper disposal risks.

      Response: Only minimal usage of spray paint. Only about 5% of the pallets are painted and painting is conducted indoors.

***Permit Number* CUP 24-02**
Date: 1/30/2025
To: City of Isleton

Products

1. **Treated Wood Waste:**
   - Damaged or scrap pallets treated with chemicals.

     Impact: Waste management issues and risks to landfill safety if not properly handled.

   Response: No hazardous materials are used.
2. **Packaging Materials:**
   - Plastic wraps or straps used for bundling pallets.

     Impact: May contribute to litter or non-biodegradable waste.

   Response: All plastic and cardboard is properly recycled through waste management.
3. **Oils and Lubricants:**
   - For maintaining machinery and vehicles.

     Impact: Potential spills could contaminate soil and water.

   Response: Maintenance of machinery is minimal and is conducted inside the building. There is no potential to contaminate soil and water.

Equipment

1. **Woodworking Machinery:**
   - Saws, nail guns, and planers.

     Impact: Generation of wood dust, a respiratory hazard and potential fire risk.

   Response: Operations that generate wood dust is conducted indoors. Employees are trained to mitigate respiratory hazards.
2. **Forklifts and Trucks:**
   - For moving pallets and materials.

     Impact: Emissions from diesel or gas-powered equipment could degrade air quality; risk of fuel or hydraulic fluid spills.

   Response: The forklifts used onsite meet CARBs existing emission standards.
3. **Pallet Treatment Equipment:**
   - Heat treatment chambers or chemical dip tanks for pest control.

     Impact: High energy use, emissions, or chemical handling requirements.

   Response: These methods are not used in the current operation.
4. **Generators or Compressors:**
   - For backup power or operating pneumatic tools.

Impact: Noise pollution and potential emissions.

Response: Please see Environmental Noise Analysis for noise mitigation measures.

5. **Storage Racks or Shelters:**
   - Metal or plastic structures used for pallet storage.

     Impact: May not directly affect the environment but could contribute to runoff issues if improperly drained.

   Response: Metal or plastic structures are not used for pallet storage.

Environmental and Infrastructure Impacts

1. **Air Pollution:**
   - From machinery and chemical treatments, impacting local air quality.

   Response: There are no chemical treatments other than paint. Machinery and paint are conducted indoors.

2. **Water Pollution:**
   - Runoff from outdoor storage areas, especially treated wood, could contaminate nearby water bodies or stormwater systems.

   Response: The pallets are not treated and does not pose a risk to contaminate nearby bodies of water or storm drain systems.

3. **Fire Risks:**
   - Stored pallets are highly flammable, necessitating robust fire safety measures.

   Response: Fire is a risk at any site, however this is properly mitigated with multiple ingress/egress points and wide drive aisles for proper circulation throughout the site. Additionally, pallets are stacked with gaps in between to meet Fire Code.

4. **Waste Generation:**
   - Disposal of damaged pallets, treated wood, and packaging materials needs careful management.

   Response: Waste is properly disposed of in accordance with Waste Management requirements.

5. **Traffic and Road Wear:**
   - Increased use of heavy vehicles could strain local roads and contribute to emissions.

   Response: The expansion of the storage yard does not increase of heavy vehicle traffic.

***Permit Number* CUP 24-02**
Date: 1/30/2025
To: City of Isleton

Please contact our office if you need any additional information or have any questions.

Sincerely,

Millennium Planning & Engineering

Robert E. Wood, AICP
Principal Planner

Enclosures *(as stated herein)*

City of Isleton

101 Second Street | P.O. Box 716 | Isleton, California 95641
Tel: 916-777-7770

December 17, 2024

Ms. Diana O'Brian
Assistant City Clerk
City of Isleton
P.O. Box 716
Isleton, CA 95641

RE: ***Conditional Use Permit Application CUP 24-02; Expansion of a pallet manufacturing operation and storage facility on 8.8 acres at 401 6th and 100 5th Streets, Isleton, CA, in the PDI (Planned Industrial District), Assessor Parcels 157-0066-001& 157-0040-051.***

Diana –

This letter documents the City Engineer's review of the proposed PDI project for pallet manufacturing and storage. Included are some potential issues and questions regarding the project site, proposed use, and potential impacts to city infrastructure:

Site and Use Compliance

1. **Zoning and General Plan Consistency:**
   - City Planning to verify whether the planned industrial district (PDI) zoning permits all current and proposed activities.
   - Consider implications of the small portion of Parcel 2 designated for Low Intensity Residential (LO) use.
2. **Neighboring Land Uses:**
   - Investigate potential conflicts or complaints from adjacent residential zones due to noise, dust, or visual impacts.
   - Consider the impacts of increased traffic and operations near residential areas. What will additional traffic be? Heavy Trucks?

Infrastructure Impact

3. **Roadway and Access:**
   - Confirm the adequacy of the existing roads (e.g., 5th Street and Jackson Blvd) to handle additional traffic, including heavy vehicles. The Jackson Street entrance does not appear to provide any direct access to the working

area of the site. Will this be regularly used? The fire Department may have concerns about this access.
    - Check if the drive aisles meet city standards for width and circulation, especially for emergency access.
4. **Sewer and Water Utilities:**
    - Is there any existing sewer connection? Need to ensure our existing sewer system can accommodate the increased demands from expanded operations.
    - What are the risks of spills, leaks, or contamination from pallet treatment processes?
5. **Stormwater Management:**
    - Confirm whether the outdoor storage on Parcel 2 has appropriate stormwater management plans, particularly for preventing runoff from treating pallets or potential pollutants.
6. **Fire Safety:**
    - Evaluate fire risks associated with the storage of wooden pallets, particularly in the outdoor area.
    - Confirm compliance with fire safety codes, including clear access for firefighting and adequate water supply for fire suppression. Jackson Street access does not appear to provide an emergency ingress to the site.

Environmental Considerations

7. **Air Quality and Noise:**
    - Determine whether any operations (e.g., pallet repair or treatment) emit air pollutants or excessive noise.
    - Verify compliance with state and local air quality regulations.
8. **Tree and Vegetation Protection:**
    - While no tree removal is proposed, confirm whether the site has any sensitive vegetation or habitat that requires protection.

Permit and Regulatory Compliance

9. **Conditional Use Permit Requirements:**
    - Confirm that all activities align with the conditional use permit (CUP) conditions.
    - Ensure adequate documentation for environmental review (e.g., CEQA compliance).
10. **Waste Management:**
    - Evaluate the capacity and frequency of waste management services for the expanded operation.

or a pallet manufacturing and storage facility, the following chemicals, products, and equipment might be used, which could impact the environment or city infrastructure:

Chemicals

1. **Wood Preservatives:**
   - Chemicals like creosote, chromated copper arsenate (CCA), or borates may be used to treat wood for pests and decay resistance.
   - Impact: Potential for soil and water contamination from runoffs or spills.
2. **Pesticides and Fungicides:**
   - Used to prevent or eliminate infestations in stored pallets.
   - Impact: Risk of environmental contamination and potential toxicity to humans and wildlife.
3. **Cleaning Agents:**
   - Solvents or detergents for cleaning machinery and the site.
   - Impact: If improperly disposed of, these could affect water quality in city sewers or stormwater systems.
4. **Paints, Sealants, or Stains:**
   - Occasionally used on pallets for branding or protection.
   - Impact: Release of volatile organic compounds (VOCs) and improper disposal risks.

Products

1. **Treated Wood Waste:**
   - Damaged or scrap pallets treated with chemicals.
   - Impact: Waste management issues and risks to landfill safety if not properly handled.
2. **Packaging Materials:**
   - Plastic wraps or straps used for bundling pallets.
   - Impact: May contribute to litter or non-biodegradable waste.
3. **Oils and Lubricants:**
   - For maintaining machinery and vehicles.
   - Impact: Potential spills could contaminate soil and water.

Equipment

1. **Woodworking Machinery:**
   - Saws, nail guns, and planers.
   - Impact: Generation of wood dust, a respiratory hazard and potential fire risk.
2. **Forklifts and Trucks:**
   - For moving pallets and materials.
   - Impact: Emissions from diesel or gas-powered equipment could degrade air quality; risk of fuel or hydraulic fluid spills.
3. **Pallet Treatment Equipment:**

    - Heat treatment chambers or chemical dip tanks for pest control.
    - Impact: High energy use, emissions, or chemical handling requirements.
4. **Generators or Compressors:**
    - For backup power or operating pneumatic tools.
    - Impact: Noise pollution and potential emissions.
5. **Storage Racks or Shelters:**
    - Metal or plastic structures used for pallet storage.
    - Impact: May not directly affect the environment but could contribute to runoff issues if improperly drained.

Environmental and Infrastructure Impacts

- **Air Pollution:**
    - From machinery and chemical treatments, impacting local air quality.
- **Water Pollution:**
    - Runoff from outdoor storage areas, especially treated wood, could contaminate nearby water bodies or stormwater systems.
- **Fire Risks:**
    - Stored pallets are highly flammable, necessitating robust fire safety measures.
- **Waste Generation:**
    - Disposal of damaged pallets, treated wood, and packaging materials needs careful management.
- **Traffic and Road Wear:**
    - Increased use of heavy vehicles could strain local roads and contribute to emissions.

Mitigation Measures to Inquire About:

- Stormwater management plans (e.g., containment of runoff).
- Air quality control measures (e.g., dust and emissions mitigation).
- Fire prevention systems (e.g., hydrants, fire-resistant storage areas).
- Waste disposal plans (e.g., recycling wood waste and packaging).
- Compliance with local, state, and federal regulations for hazardous materials.

Let me know if there are any further questions or additional information required.

Sincerely,

Scott M. Lanphier, PE, CFM, CPC
City Engineer
City of Isleton, CA

CALIFORNIA AMERICAN WATER

January 3, 2025

Attn: Diana O'Brien
City of Isleton, City Clerk
101 Second Street
Isleton, CA 95641

RE: Request for Comment, Condition Use Permit Application CUP 02-24: Expansion of a pallet manufacturing operation and storage facility.

Dear City Clerk,

California American Water appreciates the opportunity to comment on the proposed expansion of the pallet manufacturing and storage facility at 401 6th and J Street (CUP 02-24). We share the City of Isleton's goal of fostering a thriving industrial sector while ensuring the safety and well-being of our community.

Our primary concern regarding this project relates to fire safety. The proposed expansion sits in close proximity to California American Water's Isleton water treatment facility, a critical piece of infrastructure responsible for delivering safe drinking water to Isleton residents.

We have observed the stacking of flammable wooden pallets and cardboard very close to our neighboring site, often on dried grass. This raises significant fire safety concerns. A fire at the pallet facility could quickly spread, potentially impacting our water treatment operations and jeopardizing the community's access to clean drinking water.

To mitigate these concerns, we urge the City to consider the following:

- **Fire Safety Buffer Zone:** Establish a fire safety buffer zone between the pallet storage area and the water treatment facility. This zone should be clear of all flammable materials and maintained with fire-resistant landscaping.
- **Storage Practices:** Require the applicant to implement safe storage practices, including paving and mitigating flammable object on dry brush exposed to elements, proper stacking techniques and maintaining adequate space between pallets and other combustible materials.
- **Fire Suppression Measures:** Ensure the applicant has a comprehensive fire suppression plan in place.

California American Water supports responsible industrial development in Isleton. However, we believe the proposed project requires careful consideration of potential fire hazards. We urge the City to prioritize public safety and incorporate the recommended measures into the final project design. We are available to discuss these concerns further and collaborate on solutions that ensure both a thriving industrial sector and a safe community.

Sincerely,

A. Audie Foster

Audie Foster
Director of Operations, Northern Division
California American Water

Environmental Noise Assessment

California Pallets Isleton

City of Isleton, California

May 27, 2025

Project #241205

Prepared for:

Millennium Planning
271 Sutton Way
Grass Valley, California 95945

Prepared by:

Saxelby Acoustics LLC

Luke Saxelby, INCE Bd. Cert.
Principal Consultant
Board Certified, Institute of Noise Control Engineering (INCE)

(916) 760-8821
www.SaxNoise.com | Luke@SaxNoise.com
915 Highland Pointe Drive, Suite 250
Roseville, CA 95678

INTRODUCTION

The California Pallets Isleton Project is located in the City of Isleton, California. The project consists of an existing pallet facility where used pallets are brought for repair and sorting. The primary noise source associated with the operation of the project is truck and automobile circulation and machinery for pallet restoration. Single family residential uses are located to the north and east of the project site, other commercial uses are located to the west. The purpose of this analysis is to predict the noise generation associated with these uses and to achieve compliance with the applicable City of Isleton noise level standards.

Figure 1 shows the project site plan. **Figure 2** shows an aerial photo of the project site and noise measurement locations.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

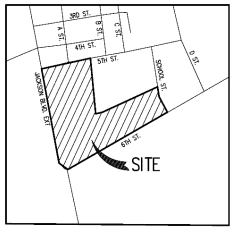
The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels, but are expressed as dB, unless otherwise noted.

SITE PLAN FOR:

DAISYS PROPERTIES LLC

ISLETON, CALIFORNIA

MAY, 2025



VICINITY MAP

N.T.S.

LEGEND

- PROPERTY LINE
- EXISTING FENCE
- OUTDOOR STORAGE AREA – EXISTING
- PARKING AND EQUIPMENT STORAGE
- MAX. AREA OF EXPANSION (4.95 AC)
- MAX. AREA OF EXPANSION (4.95 AC)
- LOCATION OF ROTOCHOPPER MC-266 (WOOD SHREDDER)

APPLICANT INFORMATION

DAISYS PROPERTIES, LLC
4080 CHAVARI WAY
MANTECA, CA 95337

PROPERTY ADDRESS

100 5TH STREET & 401 6TH STREET
ISLETON, CA 95641

MAP PREPARED BY

MILLENNIUM PLANNING & ENGINEERING
471 SUTTON WAY STE 210
GRASS VALLEY, CA 95945
(530) 446-6765
CONTACT: ROB WOOD

ASSESSOR'S PARCEL NUMBER

APN'S 157-0066-001 & 157-0040-031

ZONING

PDI (PLANNED INDUSTRIAL DISTRICT)

LOT AREA

PARCEL 1 – ~3.0 AC
PARCEL 2 – ~5.8 AC

SERVICES

ELECTRICITY: PACIFIC GAS & ELECTRIC (PG&E)
WATER: CALIFORNIA AMERICAN
SEWER: CITY OF ISLETON

MILLENNIUM PLANNING & ENGINEERING
471 SUTTON WAY, SUITE 210, GRASS VALLEY, CA 95945 (530) 446-6765

DATE:
DESCRIPTION
REV.

DAISYS PROPERTIES, LLC
100 5TH STREET & 401 6TH STREET
ISLETON, CA 95641

SITE PLAN

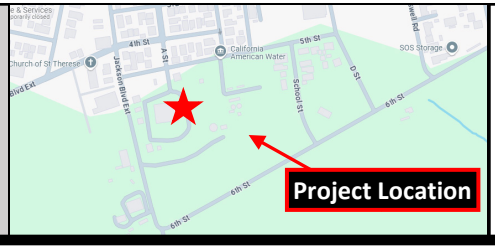
DESIGNED BY: REW
DRAWN BY: DEC
PROJECT NO.: 24-0916
SHEET NUMBER: C1.0

California Pallets Isleton

City of Isleton, California

Figure 1

Project Site Plan



SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

California Pallets Isleton

City of Isleton, California

Figure 2

Noise Measurement Sites

Legend

▲ Noise Measurement Site - Long Term

0 ft 150 ft 300 ft 450 ft

Projection: UTM Zone 10 / WGS84 / meters
Rev. Date: 05/23/2025

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A-weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn}, and shows very good correlation with community response to noise.

The day/night average level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

EXISTING AMBIENT NOISE LEVELS

The existing noise environment in the project area is defined primarily by operational noise at the existing pallet facility and traffic on the local roadway network. To quantify the existing ambient noise environment in the project vicinity, Saxelby Acoustics conducted continuous (24-hr.) noise level measurements at two locations on the project site. Noise measurement locations are shown on **Figure 2**. A summary of the noise level measurement survey results is provided in **Table 2**. **Appendix B** contains the complete results of the noise monitoring.

The sound level meters were programmed to record the maximum, median, and average noise levels at each site during the survey. The maximum value, denoted L_{max}, represents the highest noise level measured. The average value, denoted L_{eq}, represents the energy average of all the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50}, represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) model 820 and 831 precision integrating sound level meters were used for the ambient noise level measurement survey. The meters were calibrated before and after use with a CAL200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

TABLE 2: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

Location	Date	L_{dn}	Daytime L_{eq}	Daytime L_{50}	Daytime L_{max}	Nighttime L_{eq}	Nighttime L_{50}	Nighttime L_{max}
LT-1: 25 ft. to CL of 5th Street	1/8/25	55	54	47	73	46	40	64
	1/9/25	56	56	48	75	45	40	61
LT-2: 25 ft. to CL of School Street	1/8/25	49	45	40	63	42	40	55
	1/9/25	51	47	43	62	43	40	55

Notes:

- *All values shown in dBA*
- *Daytime hours: 7:00 a.m. to 10:00 p.m.*
- *Nighttime Hours: 10:00 p.m. to 7:00 a.m.*
- *Source: Saxelby Acoustics 2025*

REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

There are no state regulations related to noise that apply to the Proposed Project.

LOCAL

City of Isleton General Plan

GOALS AND POLICIES

- Areas within the City shall be designated as noise-impacted if exposed to existing or project future noise levels exterior to buildings exceeding 60 dB CNEL or the performance standards described in Table VI-1.
- New development of residential or other noise sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into project designs to reduce noise to the following levels:
  a. Noise sources preempted from local control, such as highway traffic:
     - 60 dB CNEL or less in outdoor activity areas;
     - 45 dB CNEL within interior living spaces or other noise-sensitive interiors.
     - Where it is not possible to achieve reductions of exterior noise to 60 dB CNEL or less by using the best available and practical noise reduction technology, an exterior noise level of up to 65 dB CNEL will be allowed.
     - Under no circumstances will interior noise levels be allowed to exceed 45 dB CNEL with windows and doors closed.
  b. For noise from other sources, such as local industries:
     - 60 dB CNEL or less in outdoor activity areas;
     - 45 dB CNEL or less within interior living spaces, plus the performance standards contained in Table VI-1.

TABLE 3: EXTERIOR NOISE LEVEL STANDARDS

Receiving Land Use	Nighttime (10:00 p.m. to 7:00 a.m.)			Daytime (7:00 a.m. to 10:00 p.m.)		
	RS	S	U	RS	S	U
One and Two Family Residential	40	45	50	50	55	60
Multiple Family Residential	45	50	55	50	55	60
Public Space	50	55	60	50	55	60
Limited Commercial		55			60	
Commercial		60			65	
Light Industrial		70			70	
Heavy Industrial		75			75	

Nighttime (10:00 p.m. to 7:00 a.m.)	**Category**	**Cumulative No. Minutes in any 1-hour Period**	**Daytime (7:00 a.m. to 10:00 p.m.)**
45	1	30	55
50	2	15	60
65	3	5	55
60	4	1	70
65	5	0	75

- *Each of the noise level standards specifed in Table VI-1 shall be reduced by (5) dB for pure tone noises, noise consisting primarily of speech or music, or for more recurring impulsive noises. The standards should be applied at a residential or other noise-sensitive land use and not on the property of a noise generating land use. Nighttime and Daytime standards are measured in dB.*

- New development of industrial, commercial or other noise generating land uses will not be permitted if resulting noise levels will exceed 60 dB CNEL in areas containing residential or other noise-sensitive land uses. Additionally, new noise generating land uses which are not preempted from local noise regulation will not be permitted if resulting noise levels will exceed the performance standards contained in Table VI-1 in areas containing residential or other noise-sensitive land uses.

City of Isleton Municipal Code

CHAPTER 6.44 DISRUPTIVE NOISE

6.44.010 Unnecessary noises

It shall be unlawful for any person to make, continue, or cause to be made or continued, any loud, unnecessary or unusual noise or any noise which either annoys, disturbs, injures or endangers the

comfort, repose, health, peace or safety of others, within the limits of the city. The following noises are declared to be loud, disturbing, and unnecessary noises in violation of this section.

A. Any noise made by the motor of any automobile, truck, tractor, motorcycle, not reasonably required in the operation thereof under the circumstances and shall include but not be limited to backfiring and motor racing.
B. The sounding of any horn or signaling device on any automobile, motorcycle, trolley coach or other vehicle on any street or public place of the city, except as a danger warning; the creation by means of any such signaling device of any unreasonably loud or harsh sound; and the sounding of any such device for an unnecessary and unreasonable period of time. The use of any signaling device except one operated by hand or electricity, the use of any horn, whistle or any other device operated by engine exhaust; and the use of any such signaling device when traffic is for any reason held up.
C. Yelling, shouting, hooting, whistling, signing or blowing of horns on the public streets, particularly between the hours of 12:00 p.m. and 7:00 a.m. or any time or place as to annoy or disturb the quiet, comfort, or repose of persons in any office, or in any dwelling, hotel, apartment, or other type of residence, or of any persons in the vicinity.
D. The erection (including excavating), demolition, alteration or repair of any building other than between the hours of 7:00 a.m. and 6:00 p.m., except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the building inspector, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for periods of three days or less while the emergency continues. If the building inspector should determine that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or the excavation of streets and highways within the hours of 6:00 p.m. and 7:00 a.m. and if he shall further determine that loss of inconvenience would result to any part in interest, he may grant permission for such work to be done within the hours of 6:00 p.m. and 7:00 a.m., upon application being made at the time the permit for the work is awarded or during the progress of work.
E. The operation between the hours of 10:00 p.m. and 7:00 a.m. of any pile-driver, stream-shovel, pneumatic hammer, derrick, stream or electric hoist or other appliance, the use of which is attended by loud or unusual noise.
F. The use of or operation between the hours of 10:00 p.m. and 7:00 a.m. of any power saw, power planer, or other powered tool or appliance or saw or hammer, or other tool, so as to disturb the quiet, comfort, or repose of persons in any dwelling, hotel, apartment, or other type of residence, or of any person in the vicinity.
G. The operating of any noise-creating blower or power fan or any internal combustion engine the operation of which causes noise due to the explosion of operating gases or fluids, unless the noise from such blower or fan is muffled and such engine is equipped with a muffler device sufficient to deaden such noise.
H. The blowing of any locomotive steam whistle or steam whistle attached to any stationary boiler except to give notice of the time to begin or stop work as a warning of fire or danger, or upon request of proper city authorities.
I. The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motor-boat, or motor vehicle except through a muffler or other device which will effectively prevent a loud or explosive noises therefrom.

J. The creation of a loud and excessive noise in connection with loading or unloading any vehicle or the opening and destruction of bales, boxes, crates, and containers.
K. The shouting and crying of peddlers, hawkers, and vendors which disturbs the peace and quiet of persons in the neighborhood.
L. The use of any drum or other instrument or device for the purpose of attracting attention by creation of noise to any performance show or sale.
M. The transportation of rails, pillars, or columns of iron, steel or other material, over and along streets and other public places upon carts, drays, cars, trucks in any manner so as to cause loud noises or to disturb the peace and quest of persons in the vicinity there.
N. The keeping of any animal, fowl or bird which by causing frequent or long continued noise shall disturb the comfort or repose of persons in the vicinity.

6.44.020 Music and radio

A. It shall be unlawful for any person, firm or corporation on a dray, wagon, or other vehicle on the public street of the city to beat upon gongs, ring bells or play drums, or musical instruments, or phonographs or radios having a tendency to disturb the peace, distract attention and/or impede obstruct or hinder traffic, without first obtaining a permit so to do from the chief of police of said city.

B. It shall be unlawful for any person, firm or corporation to broadcast from a radio, phonograph or similar instrument using voice or sound amplifiers, into the public thoroughfare, from a fixed location.

6.44.030 Music and radio—Exceptions

Public celebrations and public functions on public holidays or other occasions generally celebrated, and special broadcasts of events of interest to the general public are hereby excepted from the provisions of this chapter.

6.44.040 Violations and penalty

Any person violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not exceeding $500.00 or by imprisonment in the county jail not exceeding six months, or by both such fine and imprisonment.

EVALUATION OF PROJECT OPERATIONAL NOISE ON EXISTING SENSITIVE RECEPTORS

The primary noise source on the proposed project site would be operational noise from the shop as well as vehicle circulation. The following is a list of assumptions used for the noise modeling. The data used is based upon Saxelby Acoustics data collected at the existing facility.

Typical operations for the proposed project which occur regularly during business hours include sources such as nail guns, backup alarms, and other impulsive sources. Therefore, per the City of Isleton General Plan Noise Element, a lower noise level standard is applied to these sources.

The proposed project also includes the operation of a wood shredder which would be operated only for short durations. Operation of this machine would not occur daily. Saxelby Acoustics found that the wood shredder would not be considered impulsive as the noise produced by the machine is continuous and does not fluctuate greatly. Therefore, the operation of the wood shredder is analyzed separately from the other project noise sources.

ASSUMPTIONS FOR TYPICAL PROJECT OPERATION

Truck Circulation: The proposed project receives several heavy truck deliveries and pickups per day. Trucks arrive through the main gate then back or pull into loading areas. Deliveries and pickups of roll-off dumpsters also occur. It was assumed that two truck deliveries and one roll-off truck drop-off/pickup would occur in the peak hour. Heavy truck movements generate an average noise level of 85 dBA SEL at 50 feet. Maximum noise levels from truck movements are typically 20 dB higher than average noise levels.

Forklifts: The project utilizes propane forklifts to move inventory in and out of the shop as well as to stack pallets around the perimeter of the shop. Two forklifts operate inside the shop and two outside the shop. A forklift unloading a semi-truck was measured to produce 64 dBA L_{50} at 20 feet. Saxelby Acoustics data.

Shop: Noise emanating from the shop included noise from forklifts, pneumatic nail guns, and saws. Shop activities produced a median noise level of 52 dBA L_{50} during daytime (7:00 a.m. to 10:00 p.m.) hours and 50 dBA L_{50} during nighttime (10:00 p.m. to 7:00 a.m.) hours at measurement location LT-1. Saxelby Acoustics data.

ASSUMPTIONS FOR OPERATION OF WOOD SHREDDER

Wood Shredder: Saxelby Acoustics conducted noise level measurements of a Rotochopper MC-266 in operation at a recycling facility in Ukiah, California. The machine was loaded with various materials including organic waste and wood products including pallets. Loading was accomplished by two Komatsu WA380 wheeled loaders. The operation of the wood shredder and two loaders produced noise levels of 59 dBA L_{50} and 69 dBA L_{max} at 450 feet from the shredder.

MODELING METHODOLOGY

Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels for the proposed equipment, existing buildings, terrain type, and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization (ISO) standard 9613-2:2024 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation. **Figure 3** shows the noise level contours resulting from typical daily operation of the project. **Figure 4** shows the noise level contours for the proposed wood shredder.

California Pallets Isleton

City of Isleton, California

Figure 3
Project-Generated Noise Levels (Daytime L50, dBA)

Legend

- Project Building
- Project Boundary
- Receiver

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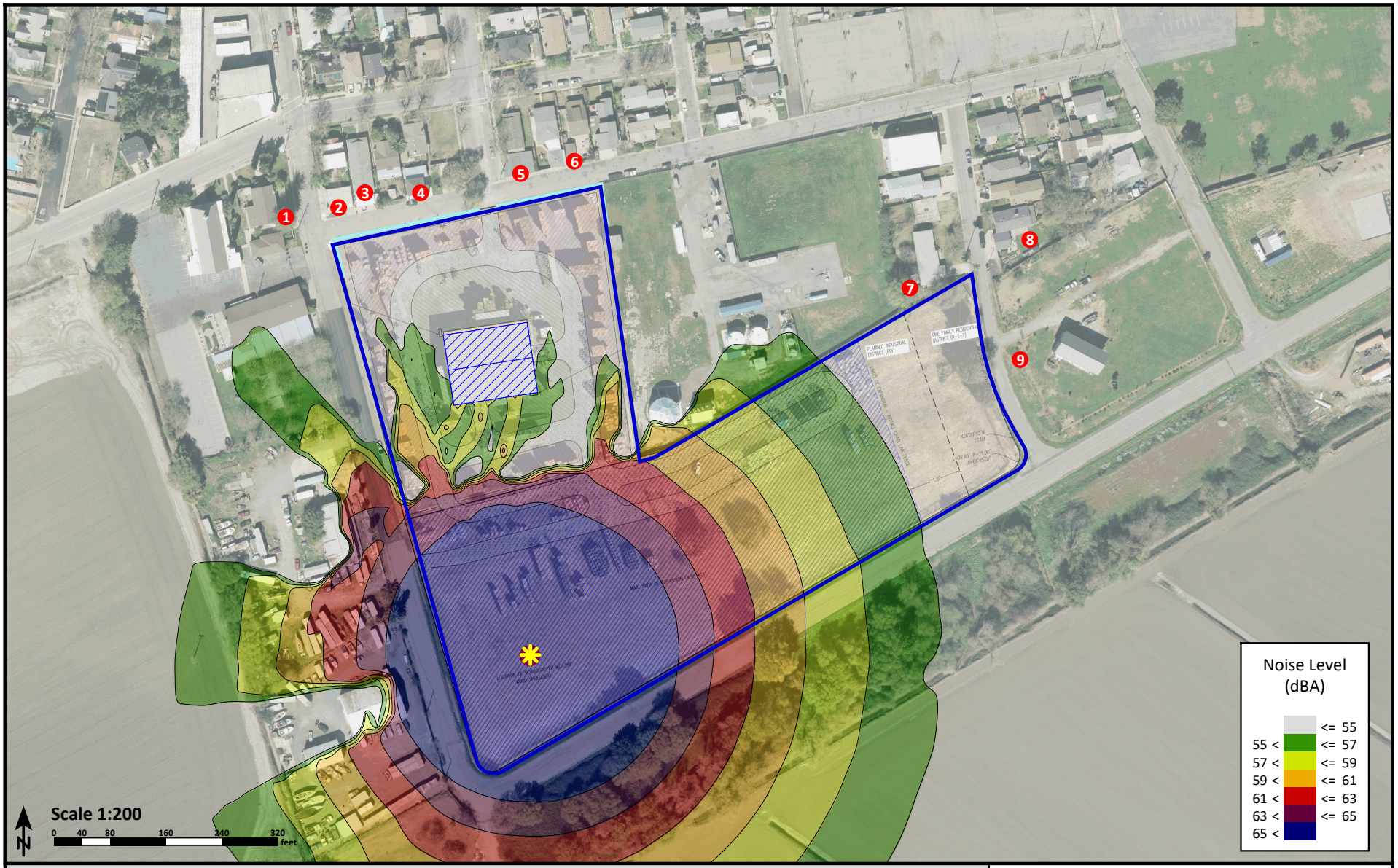

California Pallets Isleton

City of Isleton, California

Figure 4
Wood Grinder Noise Levels (Leq, dBA)

Legend

- Project Building
- Project Boundary
- Receiver
- Wood Shredder

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The typical project-generated noise levels at existing sensitive receptors are shown in **Table 4**. **Table 5** shows noise levels generated by operation of the wood shredder. It should be noted that the wood shredder would operate during daytime (7:00 a.m. to 10:00 p.m.) hours only.

Receptor locations are shown in **Figures 3 and 4**. The City of Isleton noise level standards are reduced by -5 dBA for recurring impulsive noises. Median L_{50} noise levels are primarily driven by shop activity which includes use of nail guns, which would be classified as recurring and impulsive. Therefore, the daytime and nighttime L_{50} standards have been reduced by -5 dBA. However, the maximum noise levels on the project site are produced by truck deliveries, which would not be considered recurring impulsive noises.

TABLE 4: TYPICAL PROJECT-GENERATED NOISE LEVELS

Location	L_{50} Day, dBA	L_{max} Day, dBA	L_{50} Night, dBA	L_{max} Night, dBA	Complies with Standards?
Standard	**50.0[1]**	**75.0**	**40.0[1]**	**65.0**	
R1	46.6	58.0	**43.4**	48.0	No
R2	48.2	59.6	**45.0**	49.6	No
R3	48.6	59.2	**45.3**	49.2	No
R4	50.0	59.5	**46.7**	49.5	No
R5	48.5	61.0	**45.1**	51.0	No
R6	46.8	58.3	**43.5**	48.3	No
R7	33.5	57.0	28.6	47.0	Yes
R8	28.6	47.1	24.7	37.1	Yes
R9	31.5	60.1	27.7	50.1	Yes

[1]*Median noise level standard lowered by -5 dBA for imulsive sounds.*

TABLE 5: WOOD SHREDDER NOISE LEVELS

Location	L_{50} Day, dBA	L_{max} Day, dBA	Complies with Standards?
Standard	**55.0**	**75.0**	
R1	53.1	62.4	Yes
R2	53.7	63.0	Yes
R3	54.0	63.3	Yes
R4	48.1	57.4	Yes
R5	48.2	57.5	Yes
R6	51.7	61.0	Yes
R7	54.1	63.4	Yes
R8	47.9	57.2	Yes
R9	49.0	58.3	Yes

NOISE CONTROL

As shown in **Table 4**, the project is predicted to cause an exceedance of the City's nighttime L_{50} noise level standard due to the project. Saxelby Acoustics recommends the construction of a 6-foot-tall noise barrier along the northern, western, and eastern project boundaries as shown in **Figure 5**. This would reduce the median L_{50} noise levels at the existing sensitive receptors. The barrier may be constructed of acoustic curtains or fencing material hung on the existing fence, or a CMU wall. **Attachment 1** contains product information for two example barrier products.

Pallet stacks should be maintained along the northern boundary following the same perimeter as the acoustic fence. The stacks should be approximately 15 feet deep and at least 10 feet in height. The recommended acoustic fence will provide shielding to reduce noise levels while pallet stacks are temporarily switched out.

Use of pneumatic nail guns should be limited to occur inside the shop building or on the south side of the structure to shield nearby residences. **Table 6** shows the resulting noise levels with noise control measures implemented.

TABLE 6: PROJECT-GENERATED NOISE LEVELS

Location	L_{50} Day, dBA	L_{max} Day, dBA	L_{50} Night, dBA	L_{max} Night, dBA	Complies with Standards?
Standard	**50.0[1]**	**75.0**	**40.0[1]**	**65.0**	
R1	41.7	51.0	38.5	41.0	Yes
R2	42.0	52.9	38.8	42.9	Yes
R3	42.6	51.0	39.5	41.0	Yes
R4	42.7	53.5	39.5	43.5	Yes
R5	42.7	56.3	39.3	46.3	Yes
R6	41.0	51.6	37.8	41.6	Yes
R7	33.5	57.0	28.6	47.0	Yes
R8	28.5	47.1	24.7	37.1	Yes
R9	31.5	60.1	27.7	50.1	Yes

[1]*Median noise level standard lowered by -5 dBA for imulsive sounds.*

In addition to the L_{50} and L_{max} standards, the City of Isleton General Plan requires that new development of industrial, commercial, or other noise generated land uses will not exceed 60 dB CNEL in areas containing residential or other noise-sensitive land uses. **Figure 6** shows the CNEL noise levels contours for the project, assuming all sources are active, 2 hours of continuous shredder operation, and the above-listed noise control measures are implemented. As shown in the figure, the project does not exceed 60 dBA CNEL at existing residential land uses.

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City of Isleton, California

Figure 5
Project-Generated Noise Levels with Barriers (Daytime L50, dBA)

Legend

- Project Building
- Project Boundary
- Receiver
- 6' Noise Barrier
- Pallet Stacks

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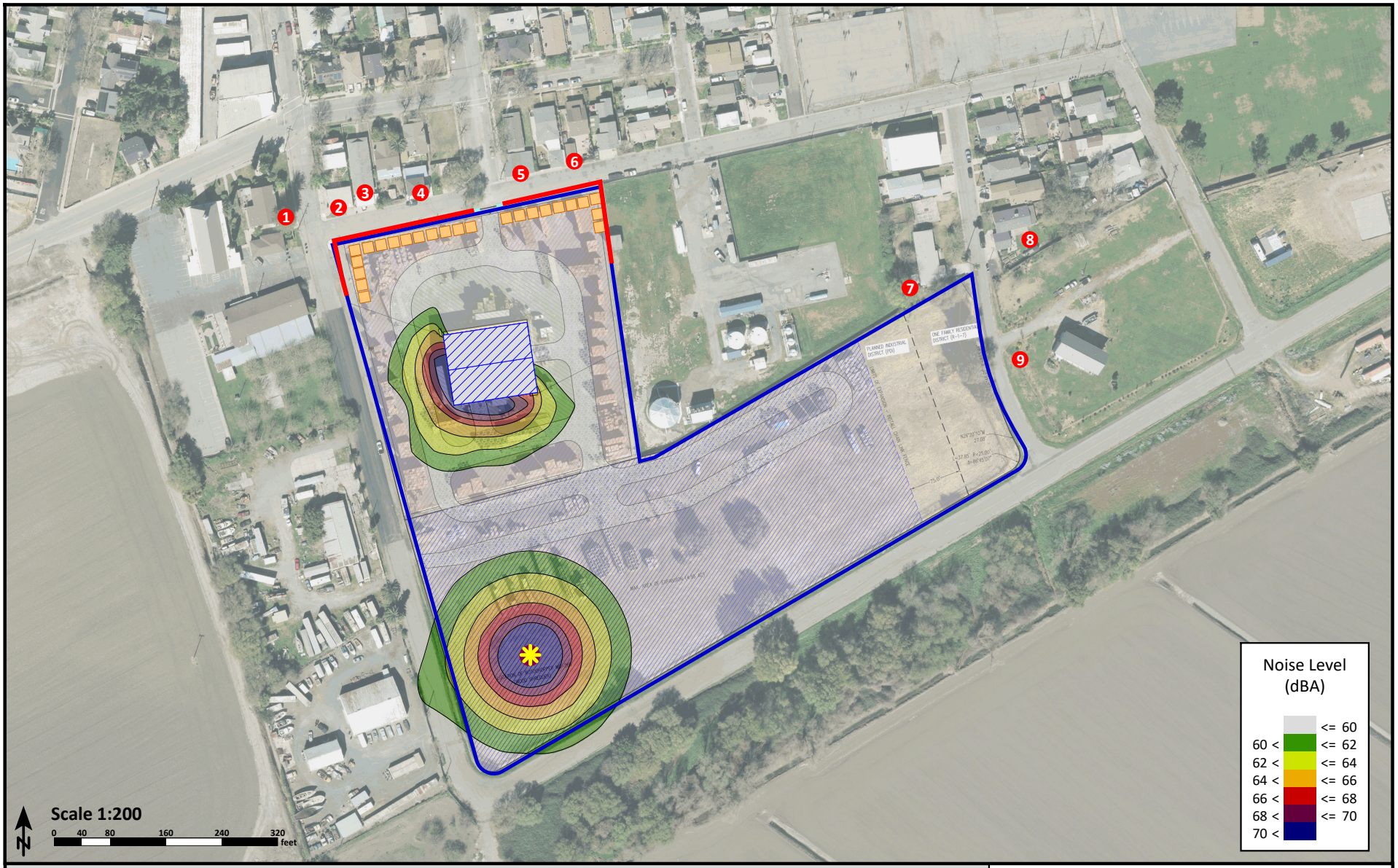

California Pallets Isleton

City of Isleton, California

Figure 6
Project-Generated Grinder Noise Levels (CNEL, dBA)

Legend

- Project Building
- Project Boundary
- Receiver
- 6' Noise Barrier
- Wood Shredder

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CONCLUSIONS

The proposed project is predicted to comply with the City of Isleton noise level standards assuming the following noise control measures are implemented in the project design:

- A 6-foot-tall noise barrier should be constructed at the locations shown in **Figure 5**. The noise barriers may be constructed from masonry units or exterior-rated acoustical curtains hung on chain link fence. If acoustic curtains or fencing material is used, the acoustic test data should show an STC rating of 27 or higher. **Attachment 1** contains product information for two example barrier products. The wall should be constructed with no gaps between barrier units or between the bottom of the barrier and the ground.
- Stacks of pallets 15 feet deep and at least 10 feet tall should be maintained at the locations shown in **Figure 5**.
- Use of pneumatic nail guns should only occur within the shop building or on the south side of the shop building.
- Operation of the wood shredder should occur during daytime (7:00 a.m. to 10:00 p.m.) hours only.

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Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

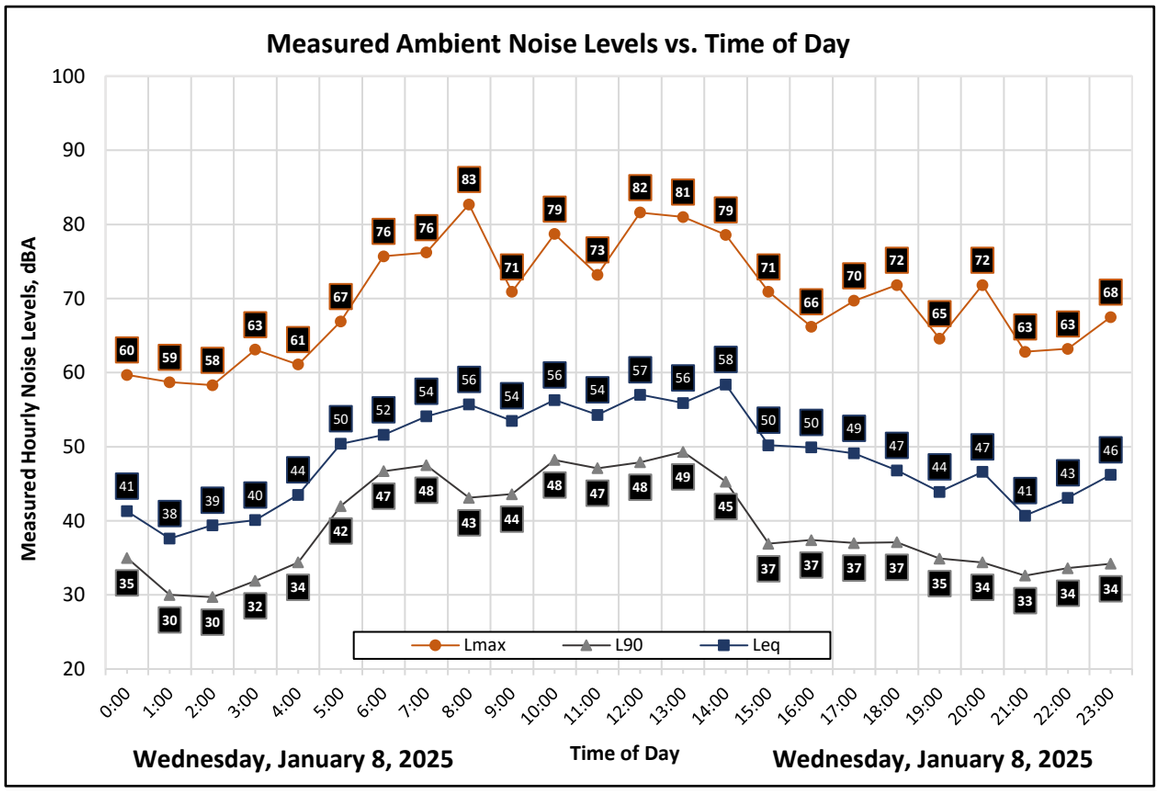
Appendix B: Continuous and Short-Term Ambient Noise Measurement Results

Appendix B1a: Continuous Noise Monitoring Results

Site: LT-1
Project: Isleton Pallet Facility
Meter: LDL 821-1
Location: Northern Project Boundary
Calibrator: CAL200
Coordinates: (38.1599799, -121.6115606)

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Wednesday, January 8, 2025	0:00	41	60	39	35
Wednesday, January 8, 2025	1:00	38	59	34	30
Wednesday, January 8, 2025	2:00	39	58	35	30
Wednesday, January 8, 2025	3:00	40	63	36	32
Wednesday, January 8, 2025	4:00	44	61	41	34
Wednesday, January 8, 2025	5:00	50	67	48	42
Wednesday, January 8, 2025	6:00	52	76	50	47
Wednesday, January 8, 2025	7:00	54	76	51	48
Wednesday, January 8, 2025	8:00	56	83	50	43
Wednesday, January 8, 2025	9:00	54	71	51	44
Wednesday, January 8, 2025	10:00	56	79	54	48
Wednesday, January 8, 2025	11:00	54	73	52	47
Wednesday, January 8, 2025	12:00	57	82	53	48
Wednesday, January 8, 2025	13:00	56	81	53	49
Wednesday, January 8, 2025	14:00	58	79	54	45
Wednesday, January 8, 2025	15:00	50	71	43	37
Wednesday, January 8, 2025	16:00	50	66	42	37
Wednesday, January 8, 2025	17:00	49	70	42	37
Wednesday, January 8, 2025	18:00	47	72	41	37
Wednesday, January 8, 2025	19:00	44	65	40	35
Wednesday, January 8, 2025	20:00	47	72	40	34
Wednesday, January 8, 2025	21:00	41	63	36	33
Wednesday, January 8, 2025	22:00	43	63	38	34
Wednesday, January 8, 2025	23:00	46	68	39	34

Statistics	Leq	Lmax	L50	L90
Day Average	54	73	47	41
Night Average	46	64	40	35
Day Low	41	63	36	33
Day High	58	83	54	49
Night Low	38	58	34	30
Night High	52	76	50	47
Ldn	55	Day %		90
CNEL	55	Night %		10

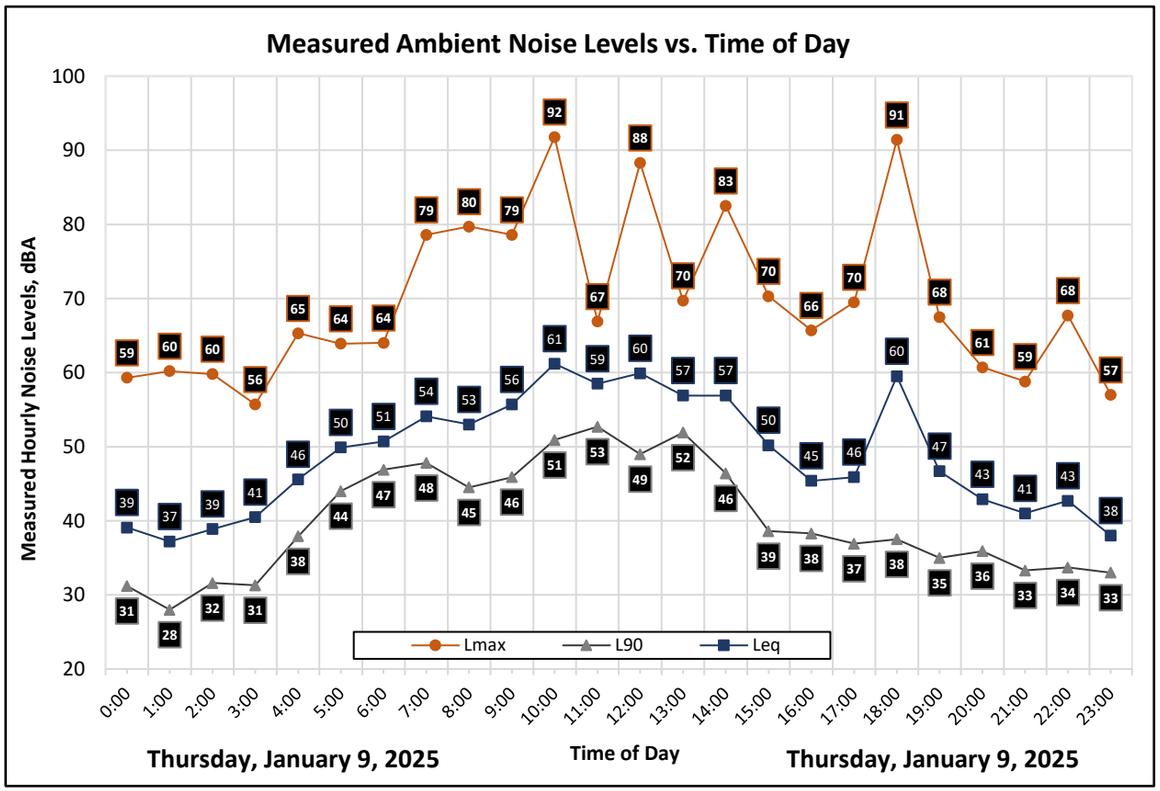


Appendix B1b: Continuous Noise Monitoring Results

Site: LT-1
Project: Isleton Pallet Facility
Meter: LDL 821-1
Location: Northern Project Boundary
Calibrator: CAL200
Coordinates: (38.1599799, -121.6115606)

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Thursday, January 9, 2025	0:00	39	59	36	31
Thursday, January 9, 2025	1:00	37	60	32	28
Thursday, January 9, 2025	2:00	39	60	35	32
Thursday, January 9, 2025	3:00	41	56	38	31
Thursday, January 9, 2025	4:00	46	65	43	38
Thursday, January 9, 2025	5:00	50	64	49	44
Thursday, January 9, 2025	6:00	51	64	50	47
Thursday, January 9, 2025	7:00	54	79	51	48
Thursday, January 9, 2025	8:00	53	80	49	45
Thursday, January 9, 2025	9:00	56	79	51	46
Thursday, January 9, 2025	10:00	61	92	58	51
Thursday, January 9, 2025	11:00	59	67	59	53
Thursday, January 9, 2025	12:00	60	88	58	49
Thursday, January 9, 2025	13:00	57	70	56	52
Thursday, January 9, 2025	14:00	57	83	54	46
Thursday, January 9, 2025	15:00	50	70	42	39
Thursday, January 9, 2025	16:00	45	66	41	38
Thursday, January 9, 2025	17:00	46	70	40	37
Thursday, January 9, 2025	18:00	60	91	42	38
Thursday, January 9, 2025	19:00	47	68	39	35
Thursday, January 9, 2025	20:00	43	61	42	36
Thursday, January 9, 2025	21:00	41	59	39	33
Thursday, January 9, 2025	22:00	43	68	39	34
Thursday, January 9, 2025	23:00	38	57	36	33

Statistics	Leq	Lmax	L50	L90
Day Average	56	75	48	43
Night Average	45	61	40	35
Day Low	41	59	39	33
Day High	61	92	59	53
Night Low	37	56	32	28
Night High	51	68	50	47
Ldn	56	Day %		95
CNEL	56	Night %		5

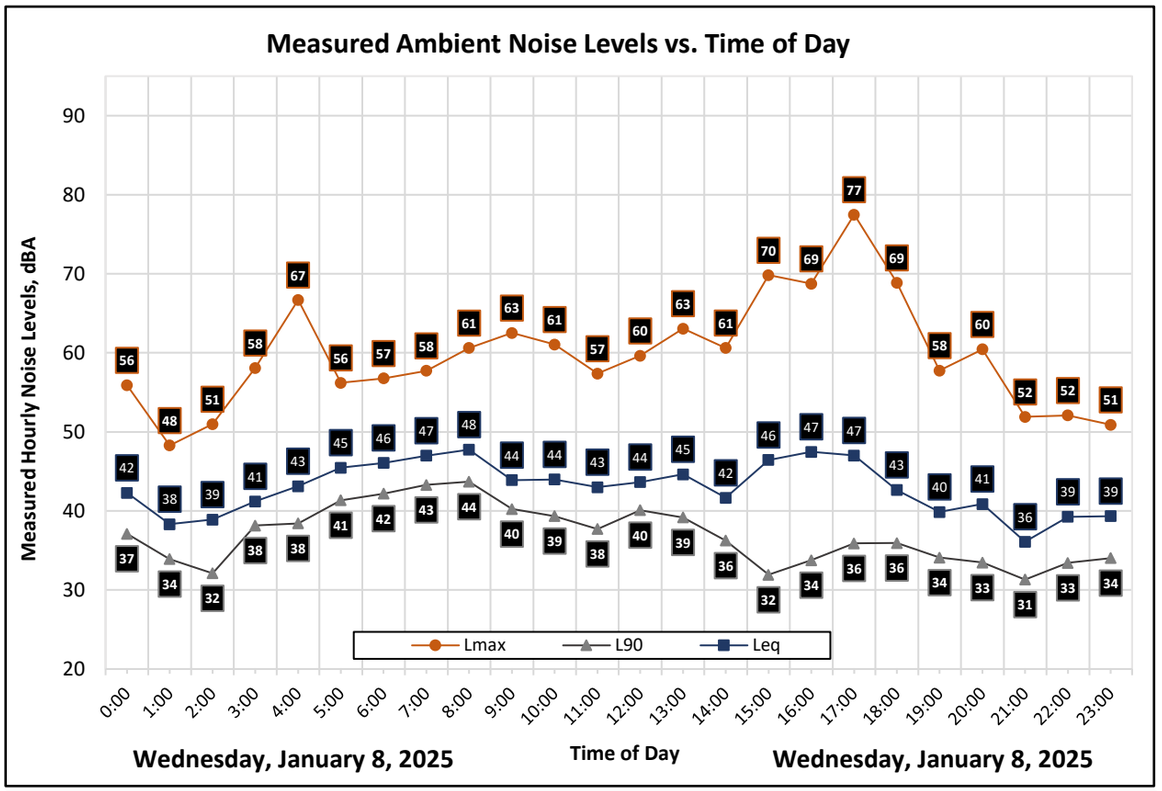


Appendix B2a: Continuous Noise Monitoring Results

Site: LT-2
Project: Isleton Pallet Facility
Location: Eastern Project Boundary
Coordinates: (38.159522, -121.608935)
Meter: LDL 820-1
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Wednesday, January 8, 2025	0:00	42	56	41	37
Wednesday, January 8, 2025	1:00	38	48	37	34
Wednesday, January 8, 2025	2:00	39	51	38	32
Wednesday, January 8, 2025	3:00	41	58	40	38
Wednesday, January 8, 2025	4:00	43	67	41	38
Wednesday, January 8, 2025	5:00	45	56	45	41
Wednesday, January 8, 2025	6:00	46	57	45	42
Wednesday, January 8, 2025	7:00	47	58	46	43
Wednesday, January 8, 2025	8:00	48	61	47	44
Wednesday, January 8, 2025	9:00	44	63	42	40
Wednesday, January 8, 2025	10:00	44	61	41	39
Wednesday, January 8, 2025	11:00	43	57	41	38
Wednesday, January 8, 2025	12:00	44	60	42	40
Wednesday, January 8, 2025	13:00	45	63	41	39
Wednesday, January 8, 2025	14:00	42	61	39	36
Wednesday, January 8, 2025	15:00	46	70	35	32
Wednesday, January 8, 2025	16:00	47	69	37	34
Wednesday, January 8, 2025	17:00	47	77	38	36
Wednesday, January 8, 2025	18:00	43	69	38	36
Wednesday, January 8, 2025	19:00	40	58	37	34
Wednesday, January 8, 2025	20:00	41	60	37	33
Wednesday, January 8, 2025	21:00	36	52	34	31
Wednesday, January 8, 2025	22:00	39	52	37	33
Wednesday, January 8, 2025	23:00	39	51	38	34

Statistics	Leq	Lmax	L50	L90
Day Average	45	63	40	37
Night Average	42	55	40	37
Day Low	36	52	34	31
Day High	48	77	47	44
Night Low	38	48	37	32
Night High	46	67	45	42
Ldn	49	Day %		74
CNEL	49	Night %		26

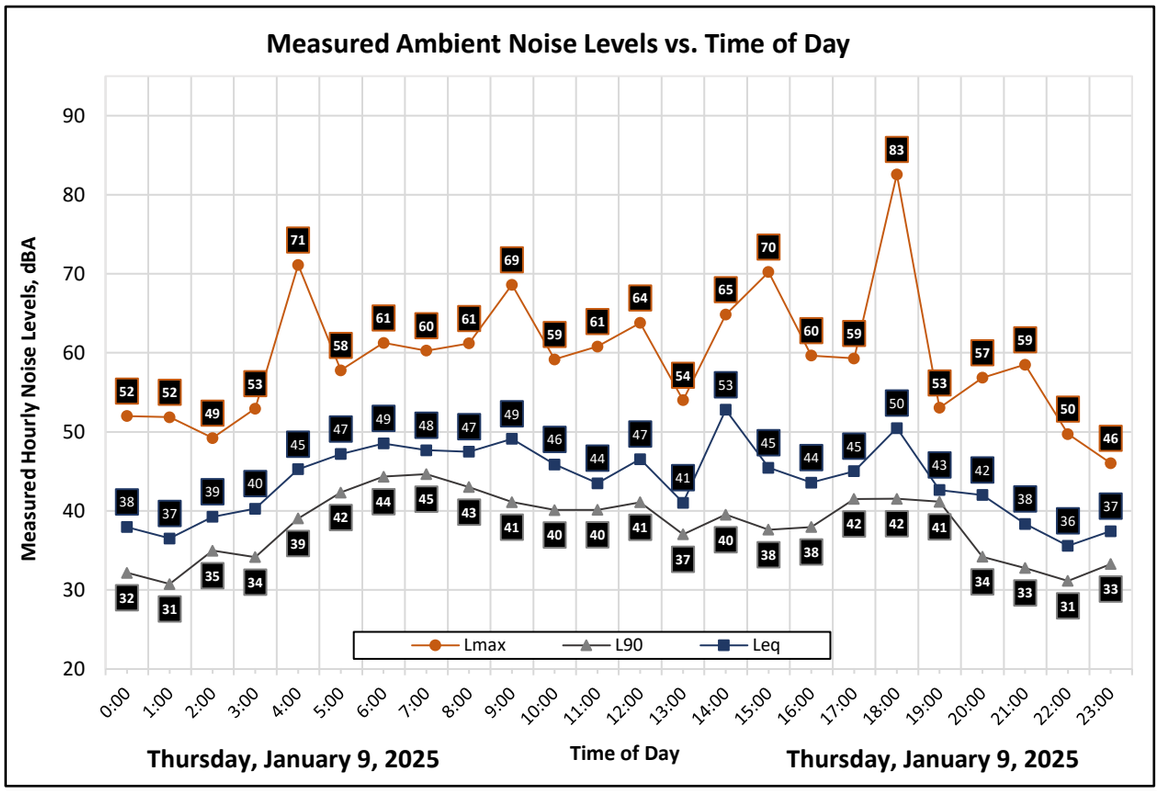


Appendix B2b: Continuous Noise Monitoring Results

Site: LT-2
Project: Isleton Pallet Facility
Location: Eastern Project Boundary
Coordinates: (38.159522, -121.608935)
Meter: LDL 820-1
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Thursday, January 9, 2025	0:00	38	52	36	32
Thursday, January 9, 2025	1:00	37	52	35	31
Thursday, January 9, 2025	2:00	39	49	38	35
Thursday, January 9, 2025	3:00	40	53	39	34
Thursday, January 9, 2025	4:00	45	71	43	39
Thursday, January 9, 2025	5:00	47	58	46	42
Thursday, January 9, 2025	6:00	49	61	48	44
Thursday, January 9, 2025	7:00	48	60	47	45
Thursday, January 9, 2025	8:00	47	61	45	43
Thursday, January 9, 2025	9:00	49	69	43	41
Thursday, January 9, 2025	10:00	46	59	45	40
Thursday, January 9, 2025	11:00	44	61	43	40
Thursday, January 9, 2025	12:00	47	64	45	41
Thursday, January 9, 2025	13:00	41	54	40	37
Thursday, January 9, 2025	14:00	53	65	46	40
Thursday, January 9, 2025	15:00	45	70	41	38
Thursday, January 9, 2025	16:00	44	60	42	38
Thursday, January 9, 2025	17:00	45	59	43	42
Thursday, January 9, 2025	18:00	50	83	43	42
Thursday, January 9, 2025	19:00	43	53	42	41
Thursday, January 9, 2025	20:00	42	57	42	34
Thursday, January 9, 2025	21:00	38	59	36	33
Thursday, January 9, 2025	22:00	36	50	34	31
Thursday, January 9, 2025	23:00	37	46	37	33

Statistics	Leq	Lmax	L50	L90
Day Average	47	62	43	40
Night Average	43	55	40	36
Day Low	38	53	36	33
Day High	53	83	47	45
Night Low	36	46	34	31
Night High	49	71	48	44
Ldn	51	Day %		79
CNEL	51	Night %		21



Attachment 1:
Noise Barrier Product Information

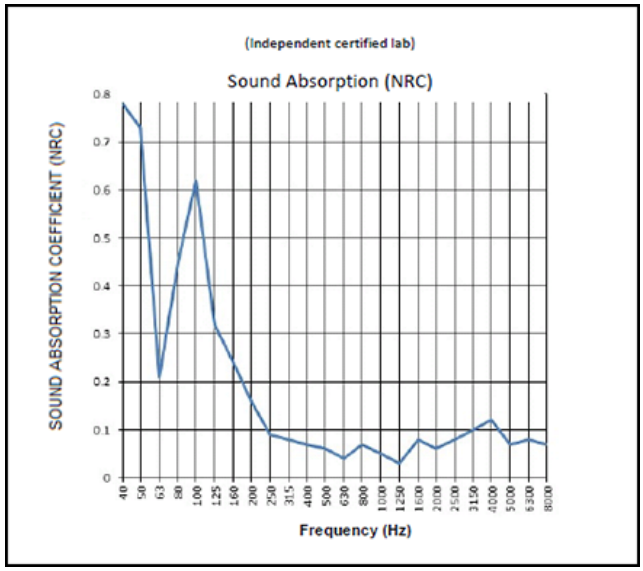
Product Data Sheet

Product Name

AcoustiFence® Noise Reducing Fences

For Manufacturer Info:

Contact:
Acoustiblok, Inc.
6900 Interbay Boulevard
Tampa, FL 33616
Call - (813) 980-1400
Fax - (813)849-6347
Email - sales@acoustiblok.com
www.acoustiblok.com



Sound Absorption Test Results

Product Description

Basic Use

AcoustiFence was originally developed by Acoustiblok, Inc. for noise isolation on offshore oil rigs, but has since proven successful in many other demanding outdoor settings, such as construction sites, commercial/industrial facilities, and residential communities.

AcoustiFence Noise Reducing Fences

AcoustiFence is a unique, heavy-mineral filled, barium free, viscoelastic acoustical material that is made in the U.S.A. Unlike fences or shrubs, this material does extraordinarily well in blocking direct sound, and a unique characteristic of the material sets it apart from other sound barriers when dealing with very low frequencies.

Benefits:

- Effectively reduces exterior noise
- Over 300 UL Classifications
- Easy to install
- Resistant to UV, dirt and water
- Resistant to corrosion, mold and mildew

Product Data Sheet

Product Name

AcoustiFence® Noise Reducing Fences

AcoustiFence Noise Reducing Fences continued…

In frequencies of 50Hz and below, the heavy limp AcoustiFence material actually begins to vibrate from low frequency sound waves. In essence it is transforming these low frequency sound waves into mechanical movement and internal friction energy. Laboratory tests indicate that this transformation process inhibits these lower frequencies from penetrating AcoustiFence, reducing their level by over 60 percent relative to the human ear. In addition, AcoustiFence becomes an absorbent material in these frequencies with test results show an NRC (noise reduction coefficient) as high as 0.78 (with 1.00 being the max). As such it is clear that AcoustiFence not only reduces sound as a barrier, but also acts as an acoustical absorbent material in very low frequencies, as opposed to reflecting those frequencies back like most other barriers. It is worth noting that lead sheets (which are toxic) work in the same manner.

Green AcoustiFence

One of Acoustiblok's most popular products, designed as an advanced sound barrier that easily attaches to most types of fencing, is now available in a new green shade that easily blends into the environment. This makes it ideal for landscaping projects, residential home use and any outdoor applications where blending into the natural foliage is a concern.

Green AcoustiFence has the same sound deadening properties and features as our original black AcoustiFence. In addition, this new version features advanced reinforced edging and stainless steel cable ties. Made and sourced in the USA, It comes in 6x30 foot sections and is one of the most effective first steps in reducing noise for industrial, commercial and residential projects.

Product Data Sheet

Product Name

AcoustiFence® Noise Reducing Fences

Sound Transmission Class (STC)

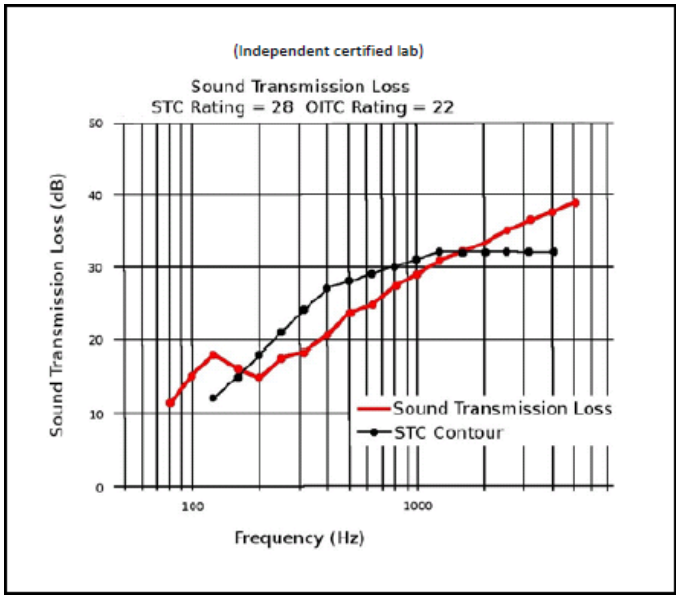
Sound Transmission Class (STC) is a single number that represents the sound blocking capacity of a partition such as a wall or ceiling.

STC numbers are often called out in architectural specifications, to assure that partitions will reduce noise levels adequately. For performance similar to laboratory test numbers, it is necessary to adhere closely to the construction materials and techniques used in the tested partition.

STC is calculated by comparing the actual sound loss measured when 18 test frequencies pass through a partition, with fixed values for each STC level. The highest STC curve that the measured sound loss numbers fit under, determines the STC rating of the partition.

STC calculations emphasize sound frequencies that match the human voice. A high STC partition will block the sound of human speech and block noise that interferes with human speech. To estimate high and low frequency performance, consult the Sound Transmission Loss graph included in STC test reports. Impact Insulation Class (IIC) measure transmitted impact noise and are specified for floor-ceiling assemblies only.

Acoustical test reports for numerous wall and floor/ceiling designs are available from Acoustiblok on request. All our test data is taken directly from independent 3rd party laboratories under NVLAP certification.



Sound Transmission Loss Test Results

Product Data Sheet

Product Name

AcoustiFence® Noise Reducing Fences

Physical Properties

- Barium free
- Minimum STC 28 per ASTM E90-02 & ASTM E413-87
- Minimum sound attenuation 24 dBA @ 100Hz & 16dBA @ 40Hz
- Size - 6 ft.(1.83m) x 30 ft.(9.14m) x 0.125 in. (.3mm) – 180 ft² (16.83m²)
- Color - black or green
- High UV resistance
- Heat tolerance: 200°F (93°C) for 7 days, less than 1% shrinkage with no deformation.
- Freezes at -40°F (-40°C). Do not unroll or flex frozen material. Properties not affected by freeze/thaw cycles.
- No fungal or algal growth and no visible disfigurement, per ASTM D3273 and ASTM D3274 (rating=10)
- Tensile Strength - min. 365 PSI
- Weight per section: 185 lbs. (84Kg)

Material Specifications – Part # "Acoustifence 6x30 Industrial"

Acoustical Rating	STC 28 / OITC 22
Size	6 ft. (1.83m) x 30 ft. (9. 14m) x 0.125 in .(3mm) 180 ft² (16.72m²)
Weight	185 lbs. (84Kg)
Fastening	Black brass grommets every 6 in. (152mm) along top edge with four grommets spaced along the bottom edge. Commonly installed horizontally.
Color	Black
(This is an industrial product and minor surface blemishes are a possibility.)	

6900 Interbay Blvd
Tampa, Florida USA 33616
Telephone: (813)980-1440
www.Acoustiblok.com
sales@acoustiblok.com

BBC-EXT-R-2 Lb Sound Curtains

BBC- EXT-R-2 Lb offers the benefits of both a noise barrier and a sound absorber composite in one product for outdoor applications. This barrier-backed product consists of an exterior grade, UV resistant heavy-duty faced quilted fiberglass absorber bonded to a two-pound per sq. ft. reinforced loaded vinyl barrier. Modular curtain panels are constructed with grommets across the top and bottom, and exterior grade Velcro seals along the vertical edges. Modular panels are sewn with an exterior grade thread. The product is also available in roll form with edges bound or unbound.

- STC 38 Rating, NRC .65
- Available facing colors on quilt: gray, tan, black, off-white
- Available barrier colors: gray, tan, olive drab or blue

Applications:

Typically used as modular curtain panels on long-term construction projects or permanent outdoor applications such as enclosing HVAC equipment, dust collectors or similar machinery behind a manufacturing plant where UV and abuse resistance as well as maximum durability, longevity and noise reduction is required. Also available with a two-inch thick quilted fiberglass absorber, or with a one-pound per sq. ft. reinforced barrier.

Product Data:

Description	Vinyl coated polyester faced 1" quilted fiberglass/ 2 lb-psf reinforced loaded vinyl barrier
Nominal thickness	1.0 inches
Temperature range	-20° to +180° F
Standard panel width	54" wide, lengths as required up to 20' high
Weight	2.2 lb psf

Acoustical Data:

Sound Transmission Loss:

	OCTAVE BAND FREQUENCIES (Hz)						
Product	**125**	**250**	**500**	**1000**	**2000**	**4000**	**STC**
BBC-EXT-R-2LB	18	26	38	48	52	56	38

ASTM E-90 & E 413

Sound Absorption Performance:

	OCTAVE BAND FREQUENCIES (Hz)						
Product	**125**	**250**	**500**	**1000**	**2000**	**4000**	**NRC**
BBC-EXT-R-2LB	.18	.68	.74	.72	.42	.29	.65

ASTM C 423

City of Isleton

101 Second Street / P.O. Box 716 Isleton, Sacramento Co., California 95641
Tel: 916-777-7770 Fax: 916-777-7775 Info: CITYINFO@cityofisleton.com

CITY OF ISLETON
PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City of Isleton City Council will hold a public hearing on Tuesday, August 12, 2025, at 6:30 p.m. at Isleton City Hall at 101 Second St., to consider the following:

Project Description: Conditional Use Permit 01-25 and Design Review DR 01-25 Applications for expansion of wood pallet manufacturing, shipping, and storage operation located in the PDI, Planned Industrial District at 100 5th Street & 401 6th Street, Isleton, CA, APNs: 157-0066-001& 157-0040-051. The project consists of additional outdoor storage / wood shredding operations (of about 4.8 acres) to an existing 3-acre palette manufacturing facility that a 12,000 square foot warehouse used for pallet storage, repair, and shipping operations.

All interested people are invited to present testimony on the matter at the meeting, and/or submit written comments prior to the meeting. Submit any written comments to the Deputy City Clerk, City of Isleton, 101 Second St., Isleton, CA 95641 or by e-mail at cso@cityofisleton.com. Copies of the staff report and project descriptions are available for review at City Hall.

If you require special accommodations in order for you to attend or participate in this public meeting process, please contact the Deputy City Clerk at (916) 777-7770 or by e-mail at cso@cityofisleton.com well in advance of the public hearing so that we may make every reasonable effort to accommodate you.

POSTED: August 1, 2025
By: Nate Anderson
Deputy City Clerk

Resolution # 09-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ISLETON

APPROVING CONDITIONAL USE PERMIT CUP 01-25 AND DESIGN REVIEW DR 01-25 FOR AN EXPANSION OF AN EXISTING PALLET ASSEMBLY, STORAGE, AND DELIVERY BUSINESS AT 100 5th STREET & 401 6th STREET

The City Council of the City of Isleton hereby finds as follows:

WHEREAS,

on September 20, 2024, Robert E. Wood, AICP, Principal Planner, Millennium Planning Engineering, submitted a planning application on behalf of Alex Lopez, California Pallets, Inc. (Applicant) to the City of Isleton for Conditional Use Permit CUP 01-25 and Design Review DR 01-25, for expanding an existing pallet assembly, storage, and delivery operation/business in the PDI, Planned Industrial District at 100 5th Street & 401 6th Street, Isleton, CA, APNs: 157-0066-001& 157-0040-051 (“Project”)

WHEREAS,

the City Council continued the August 12, 2025, public hearing on this matter to September 9, 2025, with direction to address several neighborhood concerns mentioned; and

WHEREAS,

the applicant submitted a revised project description to the City on August 26, 2025, with changes to address many concerns of the neighborhood voiced during the August 12, 2025, meeting; and

WHEREAS,

during the continued public hearing on September 9, 2025, further considered the matter.

WHEREAS,

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

WHEREAS,

as conditioned below, the Project complies with the City's Zoning Code; and

WHEREAS,

in accordance with Section 216 of the Zoning Code, the Project's proposed land use as conditioned below is consistent with the following:

1. In any industrial district, all open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

2. No conditional use shall be permitted and no process, equipment or materials shall be employed which is found by the review authority to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic or to involve any hazard of fire, explosion or radio activity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

3. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with applicable regulations of the Central Valley Regional Water Quality Control Board.

4. No use shall emit particulate matter or other air pollutants in excess of the applicable air pollution emission standards of the Sacramento County Air Pollution Control District, the State of California or of the Federal Government.

and;

WHEREAS,

In accordance with Section 502 of the Zoning Code (Conditional Use Permits) the project is found to be established and maintained, based on the conditions of approval, to be established and maintained without jeopardy to persons or property within or adjacent to the proposed site and without damage to the resources of the site and its surroundings; and

WHEREAS,

In accordance with Section 503 of the Zoning Code (Design Review), based on the conditions of approval, the project is found to:

1. Comply within the applicable zone and complies with all other applicable provisions of this Title and all other titles of the City of Isleton Municipal Code, General Plan.

2. Will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.

3. Have a site that is physically suitable for the type, density, and intensity of the development being proposed, including access, utilities, and the absence of physical constraints.

and;

WHEREAS,

the Project is exempt from California Environmental Quality Act (CEQA) review pursuant to section Sections 15301 and 15315, Classes 3 and 15 [Existing Facilities and In-fill Development] given that the expansion portion of the site is an infill site, less than 5 acres and most of the expansion site will be used for storage of pallets that can be considered negligible to the main facility, the project is consistent with applicable general plan and zoning, all utility services are present and can be provided to the site and there are no biological or historical features on the vacant site. 15301 of the CEQA Guidelines, as the Project; and

WHEREAS,

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

WHEREAS,

A duly noticed public hearing to consider the project was advertised for this August 12, 2025, meeting of the City Council.

NOW, THEREFORE, BE IT RESOLVED,

that the City of Isleton City Council, acting as the City of Isleton Planning Commission that:

Section 1. The City Council adopts the above Recitals as its findings with respect to the Project;

Section 2. The City Council finds that the Project is exempt from CEQA review pursuant to Sections15301 and 15315 of the CEQA Guidelines;

Section 3. The City Council hereby approves Conditional Use Permit CUP 01-25 and Design Review DR 01-25 for a pallet assembly, storage, and delivery operation expansion business in the PDI, Planned Industrial District at 100 5th Street & 401 6th Street, Isleton, CA, subject to the following conditions of approval:

Conditions of Approval

Operational Standards (To be completed and/or implemented prior to September 2026)

1. A Fire Safety Plan shall be submitted to the Fire Department and City Engineer for review and approval. All improvements outlined in the approved plan shall be completed within one year of approval. The Plan shall include at a minimum the following:

1. Pallet stacks along the shared boundary with California-American Water Company shall not exceed 10 feet in height AND shall be set back a minimum of 25 feet from the property line (assumed to be existing fence line).

2. All stacks of pallets shall be stable and shall not exceed 20 feet in height.

3. All stacks of pallets shall be set back from buildings, exterior property lines, and adjacent piles or stacks by a distance of at least 1 times the height of the pile or stack.

4. Fire apparatus roads and access drive-aisles shall be at least 20 feet wide with an all-weather surface (e.g. compacted gravel). These roads shall be maintained by the property owner and provided within 150 feet of all pallet storage piles, forming a maximum grid system unit of 50 feet by 150 feet

5. Fire hydrants, hose systems, and portable fire-extinguishing equipment shall be shown on the plan. Portable fire extinguishers (minimum rating 4-A:60-B:C) shall be provided on all vehicles and equipment operating on pallet piles and near assembly and shredder equipment, within a 75-foot travel distance to the nearest unit (or as approved by the Fire Department).

6. The Plan shall include a detailed site emergency plan with evacuation routes, emergency contact numbers, and employee training protocols.

7. Areas for wood chip storage shall be shown on the Fire Safety Plan, with measures to prevent spontaneous heating, including regular wetting to maintain a moisture content.

8. All pallets and outdoor storage areas shall either be paved or covered with a minimum 4" of gravel.

9. All site vegetation shall be maintained year-round to avoid excessive growth/fire hazards.

2. All pallet assembly shall occur indoors to reduce outdoor noise levels below City thresholds.

3. Construction, pallet assembly, storage, and transport activities shall employ dust suppression methods (e.g., watering, chemical suppressants, or wind barriers) to limit the generation of fugitive dust during daily operations and/or construction activities.

4. Hours of operation for construction and pallet assembly shall be limited to 7:00 am to 5:00 pm, Monday – Friday, and 7:00 am to 1:00 pm on Saturdays.

5. The Truck Travel plan, which restricts truck travel for entering to the project site to H Street to 6th Street to Jackson Street to the Jackson Street driveway, shall be implemented immediately.

Required Improvements (To be completed and/or implemented prior to expansion or operation of the Wood Grinder)

6. A minimum six-foot-tall fence (e.g., chain link) shall be installed around all sides of the project site. Alternative fencing design shall be subject to City Council approval. All fencing, including the sound curtain, shall be maintained in property appearance and free of graffiti.

7. An encroachment permit shall be secured from the City for secondary access on Jackson Blvd.

8. Written verification from the Sacramento County Air Pollution Control District confirming conformance with roadway maintenance and wood shredder operations shall be submitted to the City.

9. A sound curtain as shown on the site plan and recommended in the noise study shall be installed prior to wood shredder operations. Sound curtain installation shall be subject to approval of the City Building Inspector.

10. Wood shredder operations shall be limited to 10 am to 2 pm, Monday – Friday (prohibited operations on weekends and legal holidays).

11. All exterior lighting related to the project shall be designed to minimize light glare onto adjoining properties. Any new lighting shall incorporate down-light shielding and be subject to City approval.

Other Conditions

12. The burning of any debris, pallets, chips, or other materials is strictly prohibited. Any disposal of vegetation shall be lawfully disposed of, preferably by chipping and/or composting, or as authorized by the City Engineer.

13. The applicant shall remove daily accumulation of mud and dirt on public streets that come from the project site.

14. All refuse generated by the facility shall be stored in approved disposal/storage containers and appropriately covered. Removal of waste shall be on a weekly basis (or more frequently) to avoid

accumulation of excess waste. All trash receptacles/containers shall always remain covered to prevent fugitive odors and rodent infestation.

15. If residential development occurs within 500 feet of the wood shredder on the southern residential zoned property (south of 6th Street), wood chipping operations shall cease. An amendment to the Conditional Use Permit may be considered by the City for future operation of the shredder in compliance with the City's noise standards and regulations.

16. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with applicable regulations of the Central Valley Regional Water Quality Control Board.

17. The project shall be subject to periodic inspections for compliance with Conditions of Approval and for safe operations. The applicant shall be responsible for paying the City for staff time and expenses involved in all conditions/safety inspections and follow up enforcement efforts.

18. A review of the performance of the Conditions of Approval for this Conditional Use Permit and Design Review shall be conducted within one year of this approval to ensure compliance.

19. The Conditional Use Permit may be revoked by the City Council for any non-compliance of the Conditions of Approval.

20. The applicant agrees to defend, indemnify, and hold harmless the City in any action or proceeding brought against the City to void or annul this discretionary land use approval.

PASSED AND ADOPTED by the CITY COUNCIL of THE CITY OF ISLETON, COUNTY OF SACRAMENTO, of the STATE OF CALIFORNIA on this 9th day of September, 2025

ATTEST

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DEPUTY CITY CLERK

MAYOR, Iva Walton

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