



AGENDA

REGULAR PLANNING COMMISSION MEETING COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT THURSDAY, JUNE 13, 2013, 6:30 P.M.

NOTE: Speaker Request Sheets are provided inside the Council Chambers. If you wish to address the Commission during the meeting, complete a Speaker Sheet and give to the Secretary of the Commission. A maximum of three (3) minutes is allowed for each speaker.

NOTE: If you need disability-related modifications or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Community Development Dept., 209-366-7230, 495 Industrial Drive, at least two days prior to the meeting.

CALL MEETING TO ORDER

ROLL CALL: COMMISSIONERS: Dees, Erickson, Morris, Sandhu, Rodriguez

PUBLIC COMMENTS: Under Government Code §54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item.

INFORMATION/CONSENT CALENDAR

(1)1. **SUBJECT:** Minutes of the May 9, 2013 meeting.

RECOMMENDATION: That the Planning Commission approve the minutes of the May 9, 2013 meeting.

PUBLIC HEARING

(5) 1. **SUBJECT:** METAL FABRICATION BUSINESS CONDITIONAL USE PERMIT
(175 ENTERPRISE COURT, SUITE 20)

RECOMMENDATION: That the Planning Commission:

1. Conduct public hearing to receive testimony; and
2. Adopt Resolution 2013 - ____ (PC) approving the California Environmental Quality Act (CEQA) Notice of Exemption, and approving a Conditional Use Permit for a metal fabrication business located at 175 Enterprise Court, Suite 20.

DEPARTMENT REPORTS – None.

ADJOURN

CATHY KULM, PLANNING COMMISSION SECRETARY: Agenda Report. The agenda for this Galt Planning Commission Meeting was posted in the following listed sites before the close of business at 5:00 p.m. on the Monday preceding the meeting:

1. City Hall Lobby, 380 Civic Drive
2. U. S. Post Office, 600 N. Lincoln Way
3. Marian O. Lawrence Library, 1000 Caroline Avenue

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MINUTES

**Planning Commission Regular Meeting
Council Chambers, 380 Civic Drive, Galt, California
Thursday, May 9, 2013, 6:30 p.m.**

The meeting was called to order at 6:30 p.m. by Chairperson Dees. Commissioners present: Erickson, Dees, Rodriguez, Sandhu and Morris.

Staff members present: Community Development Director Kiriu, Senior Planner Erias, City Engineer Forrest and PC Secretary Kulm.

PUBLIC COMMENTS – **None.**

INFORMATION/CONSENT CALENDAR

1. **SUBJECT:** Minutes of the Mar. 14, 2013 meeting.

ACTION: Rodriguez moved to approve the consent calendar; second by Morris. Motion was unanimously carried by those Commissioners present. (Erickson, Dees, Morris, Rodriguez, and Sandhu.)

PUBLIC HEARING

1. **SUBJECT:** 2030 GENERAL PLAN UPDATE 2008-2013 HOUSING ELEMENT

RECOMMENDATION: That the Planning Commission:

1. Conduct public hearing to receive testimony; and
2. Recommend that the City Council adopt Resolution 2013 -___ approving the California Environmental Quality Act (CEQA) Initial Study/Negative Declaration (IS/ND), and approving an amendment to the Galt 2030 General Plan adopting the 2008-2013 Housing Element.

Erias gave the staff report using a powerpoint presentation.

Chairperson Dees opened the public hearing. No discussion. Chairperson Dees closed the public hearing.

ACTION: Dees moved to approve the staff's recommendation as presented; second by Rodriguez. A roll call vote was taken by those commissioners present: Erickson – Yes; Sandhu – Yes; Dees – Yes; Rodriguez – Yes; Morris - Yes. **Motion was unanimously carried.**

2. **SUBJECT:** PROPOSAL TO INCREASE THE PLANNING COMMISSION FROM FIVE TO SEVEN MEMBERS

RECOMMENDATION: That the Planning Commission provide City Council with one of the following recommendations:

1. Increase the current Planning Commission (PC) membership from five to seven members. Each Council member would appoint one member of the PC. Two additional members would be appointed by a majority vote of the full City Council (proposal from City Council); or

2. Leave the Planning Commission membership at its current level of five members with each Council member appointing one member of the PC; or
3. Alternate recommendation of the Commission's choice.

Kiriu gave the staff report.

Chairperson Dees opened the public hearing.

Rodriguez comments:

- Only one meeting was cancelled due to lack of a quorum and in his opinion is not a good enough reason to increase the number of members. He stated the reason for the meeting cancellation was because two members had a conflict of interest with the only agenda item and one member had a family member in the hospital. He said to avoid potential conflicts of interest, council would have to appoint members who have no interest in the City or be sensitive of a member that may have a family member in the hospital.

Sandhu questions/comments:

- How many other City committees and/or commissions have more than five members? Kiriu stated that currently all committees/commissions have five members or less.
- Who was on the Council when the alternate position was eliminated two years ago? Kiriu said former Councilmember Shelton and all the current members with the exception of Councilmember Campion voted to eliminate the alternate position.
- Five members are a good representation of the community. He noted that the population of the City of Galt is approximately 24,000, which is less than half of the population of other cities that have seven members, i.e., Rancho Cordova (65,000), Lodi (63,000), Folsom (73,000), and Davis (66,000).
- I believe that this Planning Commission has more diversity than ever before. The current commission offers different points of view.
- Budget – he feels that for the extra \$3,800, there is not enough benefit to the community to increase the budget. Therefore it is wasteful spending of the citizen's money.
- Lack of a quorum has occurred once in the last 13 years. The one meeting that was cancelled was due to two commissioners having a conflict of interest and another had a family member in the hospital. This could happen to anybody, anytime.
- He believes the process is very simple and effective. Five members appointed by the five council members.
- Since the council chose to eliminate the alternate position two years ago, he is not in favor of reappointing another alternate.

Morris questions/comments:

- Why is the budget increased by \$3,800? Kiriu explained that the increase was based on travel/registration expenses for commissioners to attend the annual PC conference, printing and duplicating costs, monthly meeting stipends, and transportation costs for delivering packets.
- Why was the alternate position eliminated? Kiriu explained the Council wanted to have all the same basic rules apply to all committees/commissions in the city and since no other committee/commission had an alternate, the position was eliminated. The rules were not clear on when alternates could vote, participate in a discussion, sit at the dais, etc. Erickson said that his understanding was that some alternates may have participated in meetings they should not have when all five commissioners were present.
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Dees comments:

- The Architectural Review Committee used to be a separate entity and those duties were recently transferred to the Planning Commission.
- He has received emails from the PC Secretary confirming his attendance at a meeting to ensure a quorum, so he has switched things in the past when he was going to be out of town to attend to make sure there was a

quorum. Last June before he left on vacation, he made sure there would be a quorum for that meeting.

- Likes the idea of seven commissioners and 4 for the majority which allows a member to be absent if something comes up. Morris agreed.

Erickson comments:

- Quorum didn't seem to be an issue, yet council spent a lot of time on that in their discussions.
- The vice mayor asked to add an alternate commissioner in Dec. 2012, but I don't recall a reason being stated and the lack of a reason seems to be the struggle now.
- He explained that when he and Commissioner Sandhu attended the commissioner's conference in Pasadena, one of the most important things they learned was "transparency". The commission must maintain the trust of the public, and unfortunately this issue has been bounced around so much, the public is wondering what's going on. The reason for the change has changed so much that we don't even know why we want extra folks on the commission. It's not that I'm opposed to having extra folks, but I wish Council had given us a reason why they want extra folks on the commission. I think that's what is lacking and that's why we are struggling. Why? Without full disclosure, I would lean toward not increasing this commission without having full transparency so the public understands why we are doing this.

ACTION: Sandhu moved to recommend to City Council that the Planning Commission membership be left at its current level of five members with each Council Member appointing one member of the PC; second by Erickson. A roll call vote was taken by those commissioners present: Erickson – Yes; Morris – No; Sandhu – Yes; Rodriguez – Yes; Dees – No. **Motion carried.**

3. **SUBJECT: 2012-2017 CAPITAL IMPROVEMENT PROGRAM PROJECTS:
FINDING OF CONSISTENCY WITH GALT GENERAL PLAN**

RECOMMENDATION: That the Planning Commission adopt Resolution 2013-____(PC) finding that the major public works projects proposed within the 2012-2017 City of Galt Capital Improvement Program (CIP) for Fiscal Year 2013-2014 are consistent with the 2030 Galt General Plan.

Kiriu gave the staff report. City Engineer Forrest was available for questions. Commission had no discussion.

ACTION: Rodriguez moved to approve the staff's recommendation as presented; second by Sandhu. A roll call vote was taken by those commissioners present: Erickson – Yes; Sandhu – Yes; Dees – Yes; Rodriguez – Yes; Morris - Yes. **Motion was unanimously carried.**

DEPARTMENT REPORTS – Kiriu reported that on May 6th an Administrative Hearing was held and two Minor Use Permits were approved pursuant G.M.C. Section 18.76.020 C. The Minor Use Permits include a Beauty Salon located at 545 Industrial Drive, Ste. 103 and a Real Estate Tract Office located at 906 and 910 Fermoy Way in the Meadows Subdivision.

Meeting adjourned at 7:05 p.m.

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PLANNING COMMISSION AGENDA REPORT

Meeting Date: June 13, 2013

FROM: Sandra Kiriu, Community Development Director
Prepared By: Chris Erias, Senior Planner

SUBJECT: Metal Fabrication Business Conditional Use Permit (175 Enterprise Court, Suite C)

RECOMMENDATION

- 1) Conduct public hearing to receive testimony; and
- 2) Adopt Resolution 2013-__ (PC) approving the CEQA Notice of Exemption and approving a Conditional Use Permit for a metal fabrication business located at 175 Enterprise Court, Suite C

LOCATION

The project site is located within the City of Galt Light Manufacturing (LM) zoning district and industrial park. The address is 175 Enterprise Court, Suite C. The Assessor's Parcel Number is 150-0110-075.

OWNER/APPLICANT Danny McLaughlin
 McLaughlin Waste Equipment, Inc.
 PO Box 637
 Galt, CA 95632
 209-649-6654

ZONING Light Manufacturing (LM)

**GENERAL PLAN
 DESIGNATION** Light Industrial

EXISTING USE Vacant

SURROUNDING LAND USE

North:	LM, Cardinal Glass
South:	LM, United Rotary Brush, Storer Transit System, Acorn Paper Products, Gulf Packaging and vacant warehouse space.
East:	LM, Cal Waste Materials Recovery and Recycling Facility, VIP Kids Club and vacant buildings
West:	The 100 foot wide Union Pacific Rail Road tracks and right-of-way, as well as the 60 foot right-of-way for McFarland Road and beyond it is a dairy farm zoned Agricultural Residential 10 (AR-10), within Sacramento County.

DISCUSSION

Background

175 Enterprise Court was constructed in 2006 with a 98,000± square foot concrete tilt-up industrial building and related parking and loading facilities. California Waste Recovery Systems (Cal Waste) operates a Material Recovery and Recycling Facility (MRRF) in the suite adjacent to the subject site. The Planning Commission approved a Conditional Use Permit for the MRRF in June of 2012.

Project Description

The applicant, McLaughlin Waste Equipment, Inc, is proposing to operate a metal manufacturing business at 175 Enterprise Ct., Suite C in the Galt Industrial Park. The company manufactures waste containers and roll off boxes. It processes raw flat sheet and structural steel by cutting, bending, and sawing pieces to shape and then welding the steel to form the waste containers and roll off boxes. The formed containers and boxes are then buffed to smooth out rough edges. The waste containers are fitted with a plastic lid. They are then painted and provided decals to complete the finished product. All scrap steel is recycled.

There is no new construction associated with the use. The site is fully developed. The building is approximately 98,000± square feet and Suite C, the location of the proposed metal manufacturing business, is 25,000± square feet. Changes to the site will consist of minor tenant improvements. The plans call for a paint booth to be located inside the building. It will be required to obtain all necessary permits from the Sacramento Metropolitan Air Quality Management District. All manufacturing operations of the business will be inside the existing 25,000± square foot tenant space. Some finished product will temporarily be stored in the depressed truck wells in the rear of the building. The business plans to operate from 6:00 am to 5:00 pm Monday through Friday. However, since other businesses operate 24 hours a day 7 days a week staff does not propose limiting the hours of operation. The company expects to hire between 10 and 15 employees.

Review and Analysis

Land Use Compatibility

This property is zoned Light Manufacturing (LM) and has a General Plan land use designation of Light Industrial. The proposed metal fabricating business is compatible with the other nearby light industrial uses. They include, Cardinal Glass, United Rotary Brush, Storer Transit System, Acorn Paper Products, Gulf Packaging, and the Cal Waste MRRF.

Cardinal Glass, located behind the proposed business operates a 24 hour full scale window/glass manufacturing processing center in a 234,312 square foot facility. It operates multiple assembly line shifts with a maximum of 60 employees per shift and employs up to 130 during peak production times. Cal Waste, located in the adjacent 50,000± square foot suite, operates a single shift production facility that separates and bundles residential and commercial recycling material. It operates a single shift processing enterprise with 15 production employees. It also employs 25 waste collection truck drivers delivering the recycling material to the facility throughout the day. Cal Waste has approval to operate the recycling facility 24 hours a day 7 days a week similar to

Cardinal Glass. United Rotary Brush, located directly south of the site, manufactures industrial grade brushes and brooms for street sweepers and runway sweeping. The proposed metal manufacturer operates at a smaller scale compared with Cardinal Glass and Cal Waste. It will employ 10-15 single shift production workers in a 25,000± square feet facility.

Since the proposed metal manufacturing operation is taking place in a fully enclosed building, noise and odors should not impact surrounding uses. In addition, the use is subject to the Galt General Plan and Noise Ordinance. Entry into the facility will be at the north side, or rear of the building, facing Cardinal Glass. All other sides of the building are fully enclosed which will contain any impacts associated with the use.

There are no significant environmental issues associated with the operation. The company is moving into an existing building and does not plan to alter the exterior of the building or make any site improvements. They will make tenant improvements to the interior so that the facility better serves the businesses needs.

Utilities

The property is served by existing public water, sewer and storm drain. Capacity currently exists in the utility systems to serve this project. The proposed use generates no discharge into the sewer system except for standard restroom use and associated office use. The operation does not use City water for any manufacturing operations.

Traffic

The company expects to operate its business from 6:00 am to 5:00 pm Monday through Friday, but staff is not recommending restrictions on operation assuming they can operate within the limits of the Galt Noise Ordinance. All aspects of the manufacturing operation will take place in the enclosed 25,000± square foot commercial space. Consequently, there is no visual impact and no significant noise is generated from the manufacturing process. The finished product is moved, via forklift, to the outdoor depressed loading dock for storage. Once there is a sufficient number of a finished product to complete an order, it is then trucked, via 45' flat bed semi trucks, to the customer location.

The company ships products to a variety of locations and estimates 10-12 truck trips per day to accommodate product delivery and raw material delivery. The truck trips are staggered throughout the day thus creating no conflicts on nearby roadways or in the Industrial Park. Staff start times typically range from 6:00 am to 9:30 am. The staggering of the truck start times and of staff start times minimizes peak hour traffic in the morning and afternoon.

A metal manufacturing business is a conditionally permitted use in the LM zone, and industrial type traffic impacts were evaluated as part of the 2030 General Plan and the 2009 Traffic Capital Improvement Program (TCIP).

Parking

The existing KMS building was designed and built according to internal circulation, parking, and disabled parking as required by Title 18 of the Galt Municipal Code. Since there is no planned expansion of the site, the existing plan sufficiently covers the parking and circulation needs of

the proposed metal fabricating business. There are 128 parking spaces for the site which can accommodate the current number of employees and visitors to the center. The Cal Waste MRRF is planned to occupy 92 spaces leaving 36 spaces for the proposed metal manufacturing business. The requirement for the proposed use is 24 spaces, 1 off street parking space for each 3,000 square feet of gross floor area plus one per employee during maximum shift, $(3,000 \text{ sf}/25,000\text{sf} = 8.33 + 15 \text{ employees} = 24 \text{ (rounded)})$.

FINDINGS

Pursuant to Municipal Code Section 18.80.030, the Planning Commission may approve or conditionally approve an application for a Use Permit if it finds all of the following:

FINDING: The proposed use is consistent with the goals and policies of the General Plan and any applicable specific plan.

DISCUSSION: The proposed metal fabricating business is consistent with the 2030 General Plan Goal ED-3, which states, “Promote the development of an industrial and office base that ties into regional opportunities, diversifies the existing business base in Galt, and promotes a jobs-housing balance of 1:1.” The addition of the metal fabricating business will bring 10-15 new jobs to Galt. The proposed business will support Goal ED-3 and help meet the desired jobs to housing ratio. The current jobs - housing ratio is 0.48:1, or .48 jobs per household. Therefore, the project will increase jobs and help balance that ratio.

The project also helps the City meet Goal ED 3.6 of the General Plan, “The City should encourage businesses to locate in the community that offer good working environments for employees, livable wages and benefits, and are in good standing with the Better Business Bureau.” All jobs in the proposed business will pay a living wage with benefits. The minimum hourly wage of a new worker is \$11.00 per hour. The salaries of the workers in the facility vary up to \$25 per hour. All jobs come with health and retirement benefits. The proposed metal fabricating business is in good standing with the Better Business Bureau.

The proposed project also furthers attainment of Policy LU-8.3: Encouraging New Industries. It states, “The City should actively seek new industries that have minimal adverse environmental effects, create local jobs, and broaden the City’s revenue base...” The proposed project will have no significant effect on the environment. And, as stated previously, it will bring 10-15 jobs to the City of Galt and all items sold from the businesses will generate sales tax benefits to the City. The business is estimated to generate over \$2 million in sales per year.

FINDING: The proposed use is consistent with the purpose of the applicable zoning district or districts.

DISCUSSION: The proposed business site is located within the Light Manufacturing (LM) zoning district, which provides a working environment for industrial uses likely to have limited impacts on neighboring uses. A metal fabricating business is a conditionally permitted use in the LM zone. The purpose of a CUP is to establish procedures and standards for the review and approval of use permits by the Planning Commission so as to insure the proper integration of uses which, because of their special nature, may be suitable only in certain locations and provided such uses are arranged or operated in a particular manner. The proposed metal fabricating business is not unlike other uses in the industrial park including 2 other nearby metal

fabrication businesses. It will operate in a fully enclosed building similar to those in the immediate vicinity. These uses are discussed in the *Land Use Compatibility* section of this report.

FINDING: The proposed use is listed as a use subject to a use permit in the applicable zoning district or districts or a determination of similar use has been made in accordance with the procedures set forth in Chapter 18.72 of this title.

DISCUSSION: This site is located within the Light Manufacturing (LM) zoning district and requires a Conditional Use Permit pursuant to Zoning Code Table 18.16-1, Industrial Uses – Fabricated metal products, including machinery and transportation equipment.

FINDING: The proposed use meets the minimum requirements of this title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the City and the State of California;

DISCUSSION: The applicant has submitted an application for a use permit for the Facility in accordance with the City’s procedures set forth in Subsections 18.52.050 A 1 (c), Review by the Planning Commission, and 18.52.070, Public Hearings and Notices. The proposed use does not require additional permits other than any tenant improvement building permits and from the Sacramento Metropolitan Air Quality Management District for the paint booth. Therefore, it meets the minimum requirements of this title and shall meet all other applicable laws, ordinances, and regulations of the City and the State of California in order to operate.

FINDING: The proposed use will not be materially detrimental to the health, safety, or welfare of the public or to property and residents in the vicinity.

DISCUSSION: It is believed that the proposed use will not conflict with the allowable uses in the LM zone – see *Land Use Compatibility* and Finding below for a discussion for how the proposed use does not conflict with nearby uses. Since the operation will take place in a fully enclosed building, noise impacts will be minimal. The proposed paint booth is required to comply with the local air district regulations which will mitigate any air quality impacts. The Galt Industrial Park, in which the proposed business is located, was planned for the distribution of goods and materials and all trucks must use designated truck routes in the City. The proposed use will not be materially detrimental to the health, safety, or welfare of the public or to property and residents in the vicinity.

FINDING: The proposed use is suitable for the site and is compatible with neighboring uses.

DISCUSSION: General Plan Policy LU-8.2 states that the City shall require light industrial uses to locate within the existing Galt Industrial Park until suitable sites are no longer available. The intent was primarily to ensure separation of incompatible uses by clearly delineating concentrated areas of industrial use. The key advantage to a single industrial area is a reduction in land use conflicts. The proposed metal fabricating site is located within an existing industrial building within the Galt Industrial Park. The building was constructed for a light industrial type use like the one proposed. No new construction is proposed for the site. The project site is bound by industrially zoned land on three sides and is adjacent to railroad right-of-way, McFarland Road right-of-way and rural residential land on the fourth side.

The proposed business is compatible with the other nearby light industrial uses as described in the staff report. They include, Cardinal Glass, Cal Waste, United Rotary Brush, Storer Transit System, Acorn Paper Products, and Gulf Packaging.

ENVIRONMENTAL STATUS

Per the California Environmental Quality Act (CEQA) Guidelines (Section 15183) a Notice of Exemption has been prepared for this project.

CEQA Section 15183 (a) mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site.

CEQA Section 15183 (d) states that projects that are consistent with an existing General Plan and Zoning designation for which an EIR was certified shall not require additional environmental review.

The City of Galt General Plan designates the subject property, and surrounding land use, as Light Industrial. The zoning designation of the site is Light Manufacturing (LM). Metal fabricating is permitted in the LM zoning designation with a conditional use permit. The 2030 Galt General Plan Environmental Impact Report evaluated light manufacturing uses for the subject site and there are no project specific impacts requiring further review. The proposed use will occupy an existing building on a fully developed site. Construction to the site would mostly include interior renovations associated with tenant improvements. All manufacturing operations of the business will be inside the existing 25,000± square foot tenant space. In addition, the project meets all Galt Municipal Code density and development standards requirements.

ATTACHMENTS

Resolution 2013-__ (PC) approving the CEQA Notice of Exemption and approving a Conditional Use Permit for a metal fabrication business located at 175 Enterprise Court, Suite C
Exhibit A - Conditional Use Permit Conditions

RESOLUTION NO. 2013 ____ (PC)

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GALT, CALIFORNIA, ADOPTING A
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION
AND MAKING FINDINGS FOR APPROVAL OF A CONDITIONAL USE PERMIT
FOR A METAL FABRICATING BUSINESS
AT 175 ENTERPRISE COURT, SUITE C**

WHEREAS, McLaughlin Waste Equipment, Inc. has requested a Conditional Use Permit (CUP) to operate a metal fabricating business at 175 Enterprise Court, Suite C; and

WHEREAS, the subject site is in the Light Industrial General Plan land use designation and Light Manufacturing zoning district; and

WHEREAS, a metal fabricating business is a conditionally permitted use in the Light Manufacturing (LM) zoning district; and

WHEREAS, a Notice of Exemption (NOE) was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA Guidelines Section 15183 (a) and (d)); and

WHEREAS, the Planning Commission of the City of Galt held a duly noticed public hearing on June 13, 2013 to consider the adoption of the Notice of Exemption as well as approval of the Conditional Use Permit application and;

WHEREAS, the Planning Commission, using their independent judgment, reviewed the Notice of Exemption and all evidence in the record related to the proposed project including the staff report, public testimony, and all evidence presented both orally and in writing.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Galt, California hereby adopts the Notice of Exemption CEQA Guidelines Section 15183 (a) and (d) for the project and further approves the Conditional Use Permit for a metal fabricating business use at 175 Enterprise Court, Suite C, subject to the conditions set forth in Exhibit A, and makes the following findings as substantiated by evidence in the staff report.

A. The Planning Commission, at the public hearing on June 13, 2013, reviewed the Conditional Use Permit application and all evidence in the record related to the proposed project including the staff report, public testimony, and all evidence presented both orally and in writing.

B. The Planning Commission finds that the project is consistent with the goals and policies of the General Plan as further detailed in the staff report for this project hereby incorporated herein in full by reference.

C. The Planning Commission has determined that the project is consistent with the purpose of the LM zoning district.

D. The Planning Commission has determined that the project is listed as a use subject to a conditional use permit in the LM zoning district.

E. The Planning Commission has determined that the project will not be materially detrimental to the health, safety, or welfare of the public or to property and residents in the vicinity.

F. The Planning Commission has determined that the project is suitable for the site and is compatible with neighboring uses.

G. The Planning Commission has determined that the project meets the minimum requirements of this title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the City and the State of California.

The Planning Commission Secretary shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED by the Planning Commission of the City of Galt, California, this 13th day of June, 2013 upon motion by Commissioner _____ seconded by Commissioner _____, by the following vote, to wit:

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:

—

Planning Commission Chair, City of Galt

ATTEST:

Planning Commission Secretary, City of Galt

**EXHIBIT A****PERMIT NUMBER:**

PL0609

DATE:June 13, 2013**USE PERMIT:**

Pursuant to the provisions of the Zoning Ordinance of the City of Galt and the special conditions set forth below:

McLaughlin Waste Equipment, Inc. is hereby granted a Use Permit pursuant to the provisions of the Galt Municipal Code with application filed: May 1, 2013 and approved by the Galt Planning Commission on June 13, 2013, to allow for the operation of a metal fabrication business at 175 Enterprise Court, Suite C, Galt, California.

CONDITIONS:

1. Approval of this Conditional Use Permit is for the operation of a metal fabrication business as generally described in the Planning Commission staff report for 175 Enterprise Court, Suite C, McLaughlin Waste Equipment, Inc., (dated June 13, 2013).
2. The development for which this use permit has been granted must commence and be diligently pursued within one (1) year of the approval of the use permit. If the development has not commenced or been diligently pursued to completion within one (1) year, the approval shall automatically expire. Prior to the expiration of the permit, the applicant may apply for a single one (1) year extension.
3. The applicant shall comply with all applicable state and local laws, rules, ordinances and regulations during the construction and operation of the facility.
4. Noncompliance with the conditions of approval may result in the revocation of the use permit as provided in Section 18.52.080 of the Galt Municipal Code.
5. No outdoor intercom/speaker system shall be installed on the property. The facility shall comply with the City of Galt Municipal Code, Chapter 8.40 Exterior Noise Standards.
6. Any changes to outdoor lighting must meet the approval of the Planning Department.
7. All outdoor storage must be properly screened from public view.
8. Outside work and storage of materials and finished products shall be subject to the criteria for stormwater quality source control measures as found in the [Stormwater Quality Design Manual](#) for Sacramento and South Placer Regions (May 2007)

- 9. The owner must obtain a Hazardous Materials Permit from the Sacramento County Environmental Management Department (EMD) for the storage, handling, and usage of hazardous materials if the reportable quantities are equal to or greater than 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas.
- 10. The owner must submit a hazardous materials inventory to the Cosumnes Community Services District Fire Department, using their approved format, and provide a copy of the transmittal and inventory to the Planning Department.
- 11. The paint booth shall be subject to Sacramento Metropolitan Air Quality Management District rules and regulations in effect at the time of installation and operation. A complete listing is available at www.airquality.org or by calling 916-874-4800. Evidence of compliance shall be provided prior to issuance of a certificate of occupancy.
- 12. Signage for the site shall be in compliance with the City of Galt sign regulations and approved by the Planning Department.

DATE APPROVED: June 13, 2013

I hereby declare under penalty of perjury that I have read the foregoing conditions that they are in fact the conditions which were imposed upon the granting of this Use Permit, and that I agree to abide fully by said conditions.

Dated: _____ Applicant: _____

NOTE: Issuance of this Use Permit does not waive requirements of obtaining Building Permits prior to construction, nor does it waive any other local or statutory requirements.

Sandra Kiriu
Community Development Director

cc: City Engineer
Building Department
CCSD Fire