



MINUTES

Planning Commission Regular Meeting Council Chambers, 380 Civic Drive, Galt, California Thursday, Jan. 14, 2010, 6:30 p.m.

The meeting was called to order at 6:30 p.m. by Chairperson Powers. Commissioners present: Powers, McFaddin, Yates, Davenport and Pellandini. Daley was absent.

Staff members present: Community Development Director Campion, Associate Planner Erias, City Attorney Hollender, City Engineer Cavanaugh and PC Secretary Kulm.

PUBLIC COMMENTS – **None.**

INFORMATION/CONSENT CALENDAR

1. **SUBJECT:** Minutes of the June 11, 2009 meeting.

ACTION: McFaddin moved to approve the consent calendar; second by Davenport. Motion was unanimously carried by those Commissioners present. (Powers, McFaddin, Yates, Davenport, Pellandini)

PUBLIC MEETING

1. **SUBJECT:** Draft Environmental Impact Report (DEIR) for the Proposed Walmart Project

1. **RECOMMENDATION:** That the Planning Commission provide this additional opportunity for public comment on the Walmart DEIR.

Campion explained that the purpose of this meeting is for members of the public to comment publicly on the DEIR in a forum open to the public and in front of the Planning Commission. Campion also noted that this is not necessarily a meeting where we will engage in a question and answer process, but that process will be reserved for the public hearing for the use permit and consideration of the Final Environmental Impact Report.

Erias gave the staff report.

City Attorney Hollender reiterated that the purpose of this meeting is for the public to comment on the Draft Environmental document issued last month. Tonight the Commission will not be deliberating or debating the actual project, but receiving comments on the environmental document, there will be more opportunities to discuss the overall project in the coming months.

Chairperson Powers opened the meeting for public comment.

Sandra Markell, 729 Young Ct., addressed the Commission by reading a poem expressing her concerns about the proposed Walmart.

Frank Oliver, 718 Young Ct., expressed concerns regarding the study of police services in the EIR.

Richard Vaira, 745 Young Ct., raised concerns regarding: location, size of the store (too big), store hours (too long), and police services (too many calls).

Elmer Moretto, 548 Village Drive, raised concerns regarding: location, traffic, medical services too far away (more incidents w/large retailer), the affect Walmart will have on other retail businesses in Galt (Spaans, Sheila's Florist, Valley Pharmacy, etc.),

Al Baldwin, concerned senior citizen of Galt, complimented staff on an excellent job with the EIR. Mr. Baldwin

commented that the City negotiated well with Walmart, i.e., 12-ft. wall instead of 8-ft. wall, lighting, redirection of traffic is positive. He also had similar concerns to Mr. Moretto regarding medical services being too far away. Mr. Baldwin spoke briefly about the tax money Walmart will bring to the City and overall had very positive comments.

Willis Hinsz, 751 Young Court, expressed concerns regarding: the size of the store (too large), the buffer between Walmart and adjoining homes and security (gates at the east & south side of the property) and traffic (people will use Fermoy to exit rather than Twin Cities Road).

Barbara Vaira, 745 Young Court, expressed concerns regarding: safe street crossings, biking connections, and safety of those using bicycle lanes.

Barbara Gale, 739 Young Court, expressed 3 major concerns: health (exhaust from trucks), safety because the buffer wall is not high enough or far enough away from residential property line, and noise (cars & trucks in back of the store).

Jeanette Munsill, Galt resident, expressed a concern about the traffic and the safety of citizens trying to cross Fermoy from the west with all the new traffic. Walmart could provide a shuttle.

Chairperson Powers closed the public meeting.

Commissioner Davenport thanked the people for coming and speaking about this project. I think it's really important; it's not just about speeding and the senior center. And I'm glad that someone brought up the truck lane because I think that is going to be abused and I think we need to look at this from a traffic stand point and where you people are. I just want to thank you people for your time because I think it's important that we heard that. Thank you.

Commissioner McFaddin noted that there's a sentence in the EIR that disturbs her under 6.3 Significant Cumulative Impacts which says: "*It should be noted that the above improvements are not included in the current 2006 TCIP, at this time a guarantee cannot be made that the needed improvements will be constructed and therefore the impact will remain significant and unavoidable.*" How do we mitigate that remark?

Campion explained that there are two options. One, the City would have to make statements of overriding consideration at the time they certify the EIR or secondly, we would impose mitigation on the property owner to change whatever mitigation is necessary to lessen the impact to something that is less than significant.

McFaddin also commented that the Commission had originally wanted the store to be about 100,000 square feet. She asked what the actual square footage would be.

Erias explained that the store is proposed at 133,000, but the EIR studied 137,000 to give the applicant some flexibility for potential growth.

Other comments noted by McFaddin were: police report is still a concern, public did a good job in reviewing the document, medical services, pedestrian crosswalks and the bale and pallet recycling location.

Erias commented that staff actually had the same concern regarding the bale and pallet recycling location and requested a treatment around the area so that people can't prop things against the fencing.

The Commissioners continued to discuss crosswalks, gated truck route, speed bumps, truck & delivery hours, as well as store hours (too long), and the 60 foot buffer (not enough).

Yates noted that he was under the impression in September 2008, when he was absent, that the Commission voted on Walmart and it was going to be built on Simmerhorn Road and now you guys here voted to put it out on Twin Cities. Other commissioners noted that there was never a vote by the Commission and Yates asked who voted. Commissioners explained that Walmart selected the Twin Cities / Fermoy location and nothing has been approved yet.

Campion noted that we really need to stay on the subject, which are comments on the EIR.

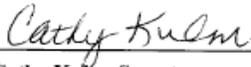
Yates said there is absolutely no way that the exit ramp at Twin Cities will ever handle the traffic this store will bring to it and doesn't know why we are even thinking about this until that intersection there at Twin Cities and Highway 99 is developed.

No further discussion.

DEPARTMENT REPORT: - None.

Meeting adjourned at 7:35 p.m.

Respectfully submitted by



Cathy Kulm, Secretary
Galt Planning Commission

Minutes approved 3-25-2010.