

CITY MANAGER'S WEEKLY UPDATE

May 24, 2013

APWA NATIONAL PUBLIC WORKS WEEK

National Public Works Week is celebrated the week of May 19—25. APWA has selected “Because of Public Works...” as its theme for 2013’s National Public Works Week. The theme is about the quality of life brought to communities around the world. We are able to have clean water, safe streets and neighborhoods, efficient traffic and safe clean communities “Because of Public Works...” The Galt Public Works Department celebrated this week with a pancake breakfast on Wednesday morning, served to all Public Works staff by management staff. It was well attended by all divisions in the department. Other department heads and I also dropped by to join the event. It was a very enjoyable start to the beginning of a hard day’s work.



RESIDENTIAL DEVELOPMENT

Signature Homes closed escrow with Hoffman Company (Chancellor Estates, Unit 6) this week. They will be submitting new house plans for Architectural Review approval in the near future and then plan to commence construction soon thereafter on the remaining 26 lots in that subdivision. The lots are located east of Carillion Boulevard just south of the Ione spur railroad tracks.

Planning staff is also working with several prospective developers interested in various approved tentative subdivision maps in the City including Creekside Unit 3, Village at Lexington Heights, Four Seasons Estates, Ayers Lane Estates, Legacy Estates, and Morali Estates.

ECONOMIC DEVELOPMENT

Family Dollar anticipates submitting a building permit application on June 3 for demolition of the existing Happy Cafe Restaurant and reconstruction of a new retail store and parking lot.

Walmart has received landscape plan approval and Health Department approval. They have relatively minor revisions remaining on their architectural, civil, racking, security, and fire sprinkler plans. Community Development staff is working with the plan check firm to set up a web based meeting with the Walmart architect, plan check staff, and city staff to go over each remaining issue. Where revisions can be reasonably addressed in the field, those agreements and notes will be made; the architect should also have the capability of making electronic plan changes during the meeting. Staff is working diligently to help Walmart finalize the plans so they can bid the project and pull permits to start construction in September.

McDonald’s on Twin Cities Road is working on a traffic study for Caltrans to be able to evaluate their proposed driveway access and turning options on Twin Cities Road and East Stockton

Boulevard. Their entire frontage is Caltrans right of way, so encroachment permits and turning movements in proximity to the proposed roundabouts are subject to Caltrans approval.

Ace Hardware is proposing to build a new store on Carol Drive, just south of the Pizza Guys Plaza and car wash. Their application is under review.

McLoughlin Inc., manufacturer of metal recycling bins/containers, has applied for a conditional use permit to operate at 175 Enterprise Court in the same building as the California Waste Recovery Systems Materials Recovery Facility/Recycling Center. The Planning Commission will consider that application in June.

RECREATION UPDATE

The Gora Aquatic Center opens officially to the public this weekend. Summer hours will begin on June 8. The CASTRO's State Bus Rodeo will be held this Saturday on the Market Grounds.