



**CURRENT DEVELOPMENT PROJECT LIST**  
**Summer 2019**

	<b>Project Name/Location</b>	<b>Contact</b>	<b>Project Description</b>	<b>Status</b>
<b>1</b>	<b>INDUSTRIAL PARK ANNEXATION</b>	City of Galt Planning (209) 366-7230	Annexation of 230 acres bounded by Spring Street to the north, Live Oak Avenue to the south, W. Stockton Boulevard to the east and the U.P.R.R. line to the west	The Certificate of Completion was recorded on January 10, 2019. The Industrial Annexation is complete.
<b>2</b>	<b>ARCO AM/PM STARBUCKS 12811 / 12821 E STOCKTON BLVD</b>	Portfolio Development Jeff Neustadt (925) 939-3010	Construction of a 3,171-square foot 24 hour convenience store, eight-pump (16-hose) fueling station, and 2,200-square foot coffee house with drive-thru.	Arco AM/PM was issued a Temporary Certificate of Occupancy on May 28, 2019.  Starbucks was issued a Temporary Certificate of Occupancy on January 24, 2019.
<b>3</b>	<b>EASTVIEW/ LIBERTY RANCH ANNEXATION</b>	Suncal 2392 Morse Ave. Irvine, CA 92614 (949) 777-4000	Specific Plan, General Plan Amendment, Tentative Subdivision Maps, Annexation of 504 acres, and to construct 1,744 residential units, parks, community facilities and an elementary school	The area was formally annexed into City limits in 2017. Suncal continues to develop a financing plan for the infrastructure. Developer working with City on completing infrastructure improvements.

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4	<b>MORALI ESTATES</b>	Suncal 2392 Morse Ave. Irvine, CA 92614 (949) 777-4000	50 unit single family home residential subdivision minimum lot size 6,500 square feet Low Density Residential	Project has Final Map. A home builder has not yet been identified.
5	<b>RIVER OAKS 3 PHASE C</b>	Elliott Homes 80 Iron Point Circle, Ste 110 Folsom, CA 95630 (916) 984-1300	Phase C 70 unit single family home residential subdivision Minimum lot size 8,000 square feet Low Density Residential	Under Construction
6	<b>CEDAR FLATS ESTATES</b>	ACS Consulting 1124 E. 14th St. #B San Leandro, CA 94577	120 unit single family home residential subdivision Minimum lot size 6,500 square feet Low Density Residential	Project has approved tentative subdivision map
7	<b>EMERALD PARK #22</b>	4 G's Development P.O. Box 550 Elk Grove, CA 95759 (209) 745-2945	25 unit single family home residential subdivision Minimum lot size 6,500 square feet Low Density Residential	Final home to be completed Summer 2019.

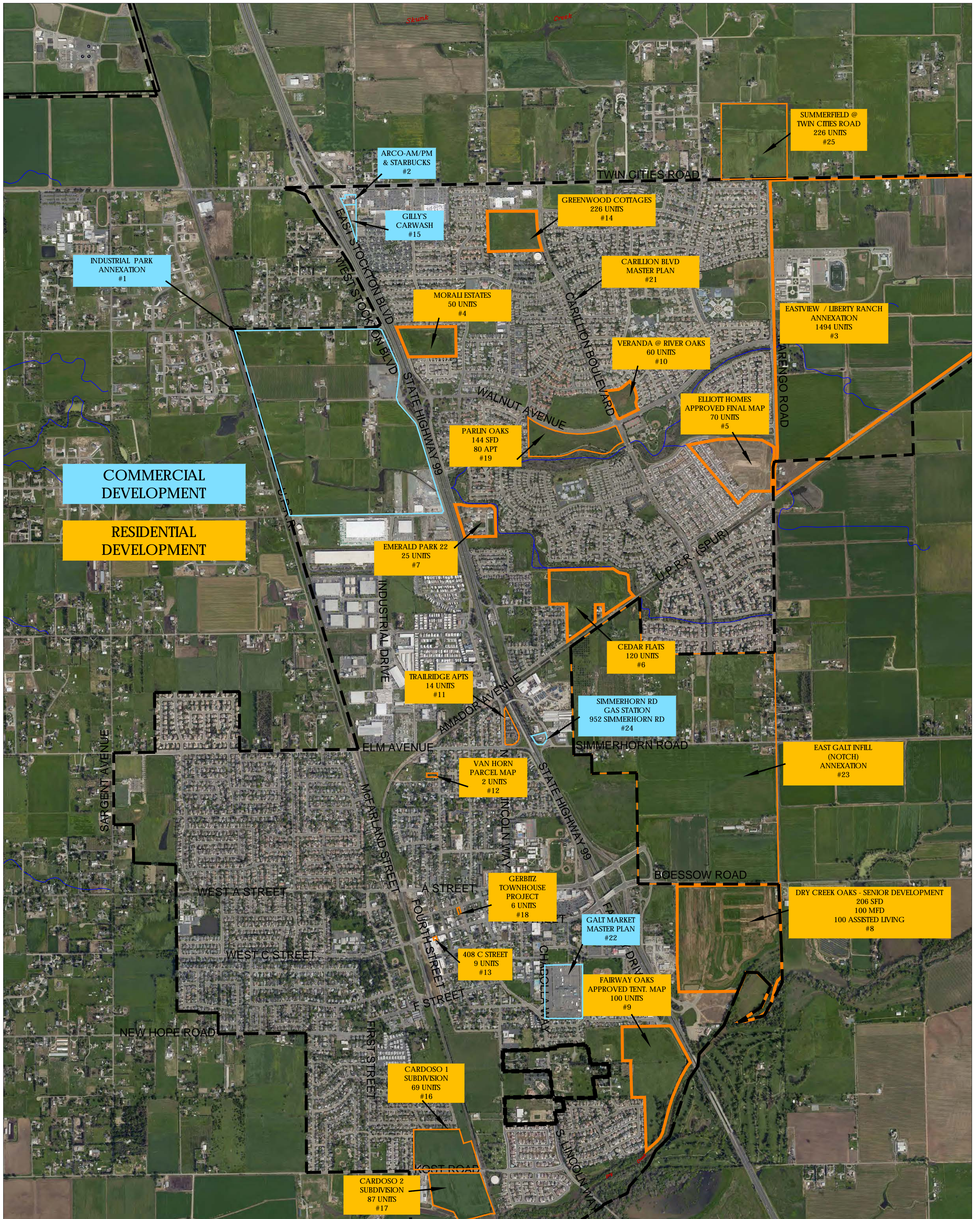
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<b>8</b>	<b>DRY CREEK OAKS</b>	Gold Creek Homes 9880 Orr Rd Galt, CA 95632 (209) 367-1706	206 unit single family home residential subdivision Age restricted to 55 and above Minimum lot size 4,500 square feet Medium Density Residential  100 unit high density Age restricted to 55 and above High Density Residential  100 unit assisted living facility High Density Residential  13 acre commercial site	Project has approved tentative subdivision map. Riverland Homes received Planning Commission approval for their design review on February 14, 2019. Property owner continues to work with City on completing infrastructure improvements.
<b>9</b>	<b>FAIRWAY OAKS</b>	Arcadia Homes, Inc. 675 Hartz Ave, Ste 300 Danville, CA 94526 (925) 314-3889	100 unit single family home residential subdivision Minimum lot size 6,500 square feet Low Density Residential	Project has approved tentative subdivision map.

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10	<b>VERANDA @ RIVER OAKS</b>	Elliott Homes 80 Iron Point Circle, Ste 110 Folsom, CA 95630 (916) 984-1300	60 unit single family home residential subdivision Minimum lot size 2,300 square feet Medium High Density Residential	Project has approved tentative subdivision map.
11	<b>TRAILRIDGE APARTMENTS 409 N LINCOLN WAY</b>	Sofia Properties Inc. 621 14 <sup>TH</sup> Street Modesto, CA 95354	14 unit apartment building / expansion High Density Residential	Under Construction
12	<b>VAN HORN PARCEL MAP</b>	9873 Harvey Rd. Galt, CA 95632	3 unit single family parcel map Minimum lot size 5,500 square feet Medium Density Residential	Under Construction
13	<b>PECK AND STEINER BUILDING 408 C STREET</b>	7500 West Lane Stockton, CA 95210 (209) 481-7010	9 one unit apartments on 2 <sup>nd</sup> floor of commercial building	Project is approved. Building permit has been submitted.
14	<b>GREENWOOD COTTAGES</b>	DASCO Development / MVE, Inc. 1117 L Street Modesto, CA 95354	226 unit single family home residential subdivision Minimum lot size 2,100 square feet High Density Residential	Project has approved tentative subdivision map

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15	<b>GILLY'S CAR WASH AND DOG WASH STATION 12851 E STOCKTON BLVD</b>	PO Box 529 Wilton, CA 95632	New car wash, an attendant building, vacuums, and two dog wash stations	Under Construction
16	<b>CARDOSO I SUBDIVISION 10343 KOST RD</b>	TTLIC Cardoso, LLC 110 Blue Ravine Rd., Ste 209 Folsom, CA 95630 (916) 945-9719	69 unit single family home residential subdivision Minimum lot size 6,500 square feet Low Density Residential	Project has approved tentative subdivision map
17	<b>CARDOSO II SUBDIVISION 10380 KOST RD</b>	TTLIC Cardoso, LLC 110 Blue Ravine Rd., Ste 209 Folsom, CA 95630 (916) 945-9719	Rezone property from R1A to R1C. 87 unit single family home residential subdivision	Under Review
18	<b>GERBITZ TOWNHOUSE PROJECT 668 B STREET</b>	PO Box 611 Elk Grove, CA 95759 (916) 416-2526	6 unit single family townhouse/condo residential subdivision	Project has approved tentative subdivision map and design review.

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19	<b>PARLIN OAKS</b>	Blue Mountain Communities 707 Aldridge Rd., Ste B Vacaville, CA 95688	145 single family residential units and an 80 unit apartment complex	Project has approved tentative subdivision map
20	<b>CLIMATE ACTION PLAN (CAP)</b>	Rod Stinson Raney Planning and Management	The CAP is a comprehensive strategy that outlines the specific activities that the City will undertake to reduce Green House Gas (CHG) emissions.	Expected completion date - first quarter 2020
21	<b>CARILLION BOULEVARD MASTER PLAN</b>	Martin Inouye GHD 943 Reserve Drive Suite 100, Roseville, CA 95678	The Carillion Blvd. Master Plan is a study exploring a complete streets strategy. The design can improve Carillion Boulevard pedestrian and bicycle travel as well as reduce stop time and improve overall street performance.	Expected completion date - first quarter 2020
22	<b>GALT MARKET MASTER PLAN</b>	Rod Stinson Raney Planning and Management	The Galt Market Master Plan is a comprehensive strategy to increase market operations by exploring other uses including joint uses for the market grounds to make better use of the site on a regular basis.	To be determined.

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23	<b>EAST GALT INFILL (NOTCH) ANNEXATION SIMMERHORN RANCH DEVELOPMENT</b>	Elliott Homes 80 Iron Point Circle, Ste 110 Folsom, CA 95630 (916) 984-1300	The Notch Annexation area totals 338± acres and abuts the Galt city limits to the north, west and south. The project includes development of the 119-acre Simmerhorn Ranch property which is located south of Simmerhorn Road. Simmerhorn Ranch includes 425 – 450 housing units, an elementary school site and parkland. Other land uses in the annex area, but not part of Simmerhorn Ranch, include industrial, commercial, mixed use and low density residential. Entitlements include a General Plan Amendment, Prezone, Large and Small Lot Vesting Tentative Subdivision Map and Design Review.	Under review
24	<b>SIMMERHORN RD GAS STATION 952 SIMMERHORN RD (FORMALLY JAY'S AUTO REPAIR)</b>	Devan Dalla 2733 Elk Grove Blvd, Suite 180 Elk Grove, CA 95758	Project includes a 5,000 square foot building containing a 3,201 square foot convenience store, a 1,148 square foot coffee shop with drive through, a 642 square foot restaurant, and six dispenser 12-pump fueling station with canopy.	Under review
25	<b>SUMMERFIELD AT TWIN CITIES RD</b>	Tim Denham Wood Rodgers, Inc. 3301 C St, Bldg 100-B Sacramento, CA 95829	Summerfield is an annexation of 58± acres that abuts the Galt city limits to the north of Twin Cities Rd/Marengo Rd, and is located within the City's Sphere of Influence (SOI). It is planned as a private gated community with main access from Twin Cities Road, with 212 single family lots all with a minimum lot size of 6,500 square feet.	Under review



DEVELOPMENT MAP  
SUMMER 2019

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07/08/2019  
DATE.

CITY OF GALT  
PUBLIC WORKS DEPARTMENT