

# **CITY MANAGER'S WEEKLY UPDATE**

## **October 4, 2012**

### **WEEKLY REPORT – OCTOBER 4, 2012**

#### **PORT OF STOCKTON TOUR**

Staff attended a tour of the Port of Stockton with the Mayor and Vice Mayor and representatives of the Galt Chamber of Commerce. The purpose of the tour was to better understand port operations and what opportunities are available at the Port to assist in Galt's economic development efforts and bring more jobs to the community.

#### **CENTRAL GALT INTERCHANGE**

Staff has been mowing and clearing weeds and brush in the vicinity of the Central Galt Interchange in preparation for the ribbon cutting ceremony on October 12 at 3:00 p.m. The contractor is continuing work on median islands, miscellaneous grading and roadway cleanup.

#### **REGIONAL DEVELOPMENT FEE STUDY**

The San Joaquin Partnership, in conjunction with the University of the Pacific's Business Forecast Center, is preparing to update a fourth Regional Development Fee study of multiple communities within Northern California and requested participation from the City of Galt. CDD staff prepared development fee estimates and back up documentation for the six requested model types: Single Family Dwelling (2,000 sq. ft.), Multi-Family Dwelling Unit (900 sq. ft.), Retail (65,000 sq. ft.), Commercial Office (50,000 sq. ft.), Industrial Warehouse (550,000 sq. ft.) and Industrial Manufacturing (125,000 sq. ft.). San Joaquin Partnership is targeting the second half of November for completion of the study and will share the results with all the participants. The study has proven to be a valuable tool in evaluating regional competitiveness.

#### **CODE ENFORCEMENT**

Code Enforcement closed 39 cases in September and proactively opened 40 new ones. Progress has also been made with the demolition and clearing of property at 326 Oak Ave. Two additional dumpsters have been filled with the remaining contents from the residence. The property owner is working with PG&E in regards to the capping of a non operative gas line in preparation for demolition.

#### **EASTVIEW SPECIFIC PLAN (DEVELOPMENT CONCEPT)**

Staff has been meeting with a prospective developer for the 358 acres generally bounded by Twin Cities Road on the north, the Ione Spur railroad line on the south, and between Marengo and Cherokee Roads. It is the former YCH property surrounding Liberty Ranch High School and it has been purchased by Galt Communities LLC. Pursuant to policy LU-1.1 in the General Plan, the developer will be submitting a proposal explaining their proposed project to annex the property and create a new Specific Plan community of 1200-1500 homes. The proposal will include information from the developer's market feasibility study, expected absorption rates, a description of their proposed financing mechanisms, and a general description of their proposed land use and circulation system. It will also include discussion about their overall design concept and community form. Overall, it sounds like their proposal will be pretty consistent with the current General Plan land use map and circulation plan with some minor refinements. Once we receive the information, it will be presented to the Planning Commission and City Council for review and comment before the developer makes a formal application to proceed.