TO: Mayor & City Council

RE: WEEKLY ISSUES UPDATE

FROM: Tom Williams, City Manager

DATE: December 9, 2016

REMINDER: Milk & Cookies with Santa
Saturday, December 10, 2016 - 10:00am to 11:30am and 12:00pm to 1:30pm

Milk & Cookies with Santa, a community favorite returns! This pre-registered event’s tickets are on sale now for two sessions: from 10:00am to 11:30am and 12:00pm to 1:30pm. Participants will receive a cookie to decorate, milk/juice, watch a holiday based movie and get a special visit from Santa. Participants will also have the opportunity to take a photo with Santa to take home with them. This event has limited space with each session seating 120 people total. In the past this event was very popular and always sold out quickly.

To date the following have been sold:
10:00am Session – 22 Children; 25 Adults
12:00pm Session – 27 Children; 31 Adults

BUILDING AND OCCUPANCY PERMITS:

Building permits were issued to:

1. Lennar Communities, for the construction of one building with 9 units in the 3-story, 138 stacked flat condominium unit’s residential development located at 450 Montague Expressway at an estimated construction cost of $2.6M.

2. McCarthy Ranch, developer for the grading at McCarthy Creekside development, for 3 single story, new shell buildings intended to be use for high pile storage warehouse and retail/restaurant use out of 6 shell buildings development located at 825 North McCarthy Boulevard at an estimated construction cost of $2.2M.

3. Infineon, a semiconductor manufacturing company for tenant improvements at their existing 2-story facility located at 640 North McCarthy Boulevard at an estimated construction cost of $1.29M.

4. KB Homes, developer for the grading of 98 townhomes residential development located at 1256 Piper Drive at an estimated construction cost of $350,000.

5. California Urgent Care LLC, a new medical office for tenant improvements at their facility located at 1487 Landess Avenue at an estimated construction cost of $323,862.

Building permit applications were submitted by:

1. South Main Senior Lifestyles, LLC, for the construction of the senior assisted living and congregate care facility includes a new 5-story residential building with 199 residential units development located at 1620 South Main Street at an estimated construction cost of $55.8M.

2. Anton Building Company, for the site improvements and construction of 6-story parking garage for the future 266 multi-family unit’s residential development located at 730 East Capitol Avenue at an estimated construction cost of $5.7M.

3. Lennar, developer for the construction of 3 single family homes at Waterstone, in 84 single family homes residential development located at 1494 California Circle at an estimated construction cost of $695,400.

Occupancy permit applications were submitted by two new businesses moving to Milpitas:

1. Helolife Inc., administrative office for sensor development company located at 500 East Calaveras Boulevard.

CONSTRUCTIONS UPDATE:

Cobblestone, 32 single family home development by Tri-Pointe Homes located at 375 Los Coches Street: The last residential unit has received final inspection and the project is now complete including 4 live/work units. Only two of the work units are occupied, one by a travel agency and the other by an insurance broker. *See the picture to the right.*

Waterstone, 84 single-family homes development by Lennar developer located at 1494 California Circle: 9 homes are now occupied, 3 are models and 35 are in various stages of completion for the development. *See the picture to the right.*

ECONOMIC DEVELOPMENT UPDATES: New High-End Hotel Brand Opens 1st West Coast Hotel in Milpitas – On Monday, December 5, 2016, Sonesta International Hotels Corporation announced its first West Coast hotel in the U.S., Sonesta Silicon Valley. Located on the former site of the Beverly Heritage Hotel, Sonesta Silicon Valley features an array of first-class amenities including 236 guest rooms and suites, an outdoor swimming pool and sun deck, full-service restaurant, outdoor fire pit, fitness center, 24-hour business center, complimentary shuttle service, complimentary parking and complimentary high-speed Wi-Fi. Sonesta International Hotels Corporation operates more than 65 hotels in seven countries, across three continents, including 37 in the U.S. *See the picture to the right.*
New high-end hotel brand arrives in Silicon Valley

Dec 5, 2016, 2:55pm PST Updated: Dec 5, 2016, 3:05pm PST

A new hotel brand has taken over the former site of Beverly Heritage Hotel in Milpitas.

The 236-room hotel is now Sonesta Silicon Valley. Sonesta International Hotels Corp. has more than 60 hotels in seven countries, including 37 in the United States, but the Milpitas location at 1820 Barber Lane is their first hotel on the West Coast. "We've had aspirations on California for a long time," said Carlos Flores, Sonesta president and CEO. "Silicon Valley being a very unique market in a very fruitful economy, overall from a business perspective it makes it a very good outpost."

Sonesta competes with luxury brand hotels, according to Alan X. Reay of Atlas Hospitality Group, a hotel consultancy. Reay described the brand as "slightly below" Ritz Carlton and Four Seasons and said the Milpitas hotel will compete against full-service Marriotts and Hiltons.

Reay said the biggest challenge Sonesta's newest location faces is a lack of name recognition in the California market.

Hospitality Properties Trust, a publicly traded REIT that buys and leases out hotels to brands, owns the property. According to a Q2 2016 earnings report, HPT bought the property for $52 million, or $220,300 per room. The previous owner was San Francisco-based Fillmore Capital Partners, according to county records.

While the hotel is open for business now, Sonesta plans on a "reimagination" of the property — renovations of the guest rooms, meeting and public spaces, and restaurant are planned to begin within the next year. Flores said a contract for the renovations
hasn't been awarded yet, and that he couldn't comment on whether the hotel would be open during any improvements.

Details the exact nature of the renovations were scarce, but Flores said the company wanted to incorporate "local elements" into hotel experience, and mentioned using local produce at the restaurant and native flora and fauna of the surrounding area. When asked if the company was looking to make the property more upscale, Flores said "I think that's fair to say, from a technical ... and marketing perspective."

Reay said most other hotel brands would complete all renovations prior to announcing a brand change, and called Sonesta's announcement prior to their renovations being done "unusual."

Bryce Druzin
Economic development reporter
Silicon Valley Business Journal

HUMAN RESOURCES DEPARTMENT UPDATES: The Human Resources staff make preparations for next week’s follow-up interviews with employees for the City-wide Classification and Compensation Study. The consultants from Ralph Andersen and Associates will be on-site to conduct interviews on December 13 and December 14, 2016.

CURRENT EMPLOYMENT OPPORTUNITIES: Human Resources is currently accepting applications for the following employment opportunities:

Open Competitive Opportunities:
- Building Inspector
- Case Manager – Barbara Lee Senior Center (part-time)
- Recreation Services Assistant
- Senior Planner

Temporary Opportunities:
- Adult Crossing Guard
- Building Attendant/Recreation Leader
- Fitness Instructor
- Head Swim Coach
- Recreation Leader: After the Bell Program
- Recreation Leader: Referee
- Recreation Leader: Clerical

Promotional Opportunities (only current employees may apply):
- Administrative Analyst II (Fire Department)

Employee Training Opportunities:

This Week's Training
- Behind the Wheel Evaluation/Coaching Sessions (December 5 – 8, 2016)
- BBK Webinar: Labor and Employment Law Update (December 8, 2016)

Upcoming Week's Training
- BBK Webinar: Prop. 64 Series (2nd session): Recreational Marijuana and Employer Policies (December 14, 2016)
RECREATION DEPARTMENT UPDATES: Fall registration began on August 9, 2016 and to date has brought in $189,850.57, which is 111% of last year’s Fall total.

YOUTH PROGRAMS:

After The Bell (ATB): Below is a breakdown of each school’s enrollment to date:

<table>
<thead>
<tr>
<th>School</th>
<th>Total # of Enrolled Students</th>
<th>Max Capacity</th>
<th>Waitlist</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burnett</td>
<td>65</td>
<td>65</td>
<td>0</td>
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<tr>
<td>Curtner</td>
<td>90</td>
<td>90</td>
<td>28</td>
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<tr>
<td>Spangler</td>
<td>43</td>
<td>45</td>
<td>0</td>
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<tr>
<td>Weller</td>
<td>43</td>
<td>45</td>
<td>0</td>
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<tr>
<td>Zanker</td>
<td>80</td>
<td>80</td>
<td>20</td>
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Each week After the Bell students participate in two highlighted activities. On Wednesday December 7, 2016, students participated in a winter holiday themed craft activity creating “pop-up cards.” Students learned how to create "pop-up" figures within their holiday cards then made cards for friends and family.

On Friday December 2, 2016, students participated in Harvest of the Month. Each month students participated in an activity called, "Harvest of the Month." Developed from Champions for Change’s curriculum, Harvest of the Month links classroom, cafeteria, home, and community to help students learn how to make healthy eating choices. The food covered for December is sweet potatoes. Students learned about the nutritional value of sweet potatoes as well as fun facts about this tasty (and healthy) food.

Recreation Assistance Program (RAP): The Recreation Assistance Program (RAP) offers financial assistance to Milpitas families that wish to participate in Recreation Services programs. To date we have approved 41 families for access to RAP funding and awarded $3,429.

Pre-K Enrichment: To date, we have received 131 enrollments for the Fall 2016 season. This is a 26% increase from Fall 2015 total enrollments of 104.

Milpitas Tidal Waves (MTW): Enrollment for MTW has seen a slight decrease in enrollment this week due to a number of athletes traveling for the winter break and the cold temperature. We anticipate this number to increase next month once the students return to school.

Swimmers are preparing for the Pacific Swimming Short Course Meet December 10-11, 2016, which is a Zone 1 South Championship Meet. The meet will be held at the Morgan Hill Aquatics Center, 16200 Condit Road, Morgan Hill, California.

MTW enrollments to date:

<table>
<thead>
<tr>
<th>Performance Indicator</th>
<th>Developmental Group</th>
<th>Junior Group</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td>Monthly Swim Team Participants</td>
<td>18</td>
<td>16</td>
<td>34</td>
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Milpitas Sports Center Programs: The Milpitas Sports Center attracted less than the average number of participants in fitness and wellness classes during the week of December 5, 2016, mostly due to holiday travel for families and the winter weather hampering some of the water fitness classes. Water Fitness (35), Zumba (40) and Yoga (30), the classes continue to provide the community with challenging, fun and exciting avenues to improve their health. The Adult Sports Programs, including Open Gym Pickleball, Volleyball, and Basketball, attracted 300 participants for the week.

The Jr. Warriors program for grades 1-6 will host the Organizational Day on Saturday, December 10. National Academy of Athletics and Recreation staff will evaluate current registered players based on their basketball skills and place the players in appropriate teams. There will be a Coaches training held on Thursday, December 8 to discuss rules of the game, how to effectively hold practices and coach expectations.

Youth Advisory Commission (YAC): Milpitas Youth Advisory Commission participated in the Bay Area “YAC Social,” on Thursday, December 8, 2016, 5:30pm-8:30pm at the Burlingame Community Center. Youth Advisory Commissions from around the Bay Area met for a night of fun and networking. Activities included social icebreaker activities, discussions about topics relative to teens in the Bay Area and a catered dinner.
BARBARA LEE SENIOR CENTER:

See's Candies Group Discount: The Senior Center held its 11th Annual See’s Candies Group Discount program in November 2016. Staff collected the orders and payments from participants throughout the month and combined them into a larger order with the ones turned in by City Employees. The full order contained 528 items that totaled $6,537.00 (a savings of $1,961.00 from full-retail price).

Entertainment: On Friday, December 9, 2016, participants in the Senior Center’s Chinese Folk Dance and Chinese Chorus programs provided entertainment prior to lunch service. The two groups had approximately 40 participants who performed several dances and sang traditional holiday songs.

Holiday Tea: A Holiday Tea event was on Friday, December 9, 2016 at 2:00pm. The event included a three-course menu of two types of scones, three types of finger sandwiches and two desserts, along with four varieties of hot tea. The event was in the Senior Center’s Community Room, which was decorated in a “holiday” theme.

Upcoming Senior Center Events:
Tuesday, December 13, 2016 - 12:00pm: Quarterly Birthday Celebration at Lunch Program
Friday, December 16, 2016 - 11:00am: Senior Center Holiday Celebration Lunch
Tuesday, December 20, 2016 - 12:00pm: Senior Nutrition Program Holiday Lunch
BART Construction (at nearly 85% complete) will create intermittent traffic impacts in the following areas:

- **Montague Expressway**: Montague Expressway now has a street-level bridge that will pass over future BART that is in a trench below. To minimize impacts to the travelling public during peak commute hours in the AM and PM, all lanes will be open. The contractor for the County’s Montague Widening project, OC Jones, implemented their South Milpitas Boulevard full closure on Friday, October 14, 2016. It is currently delayed somewhat due to inclement weather, unknown utility conflicts, and contractor/third party utility issues. The current schedule shows that the roadway will be reopened later in December, weather permitting. Additionally, OC Jones has been authorized to perform night work within Montague Expressway and South Milpitas Boulevard through the middle of December.

- **Capitol Avenue**: SSH recently completed their final reconstruction of Capitol Avenue. This allowed another VTA contractor (C671) to shift the two northbound lanes easterly, so their work on the Light Rail station in the median can proceed.

- **Dixon Landing Road**: SSH will periodically require single lane closures during the off-peak hours for other remaining work. A new left-turn lane, from southbound Milmont Drive, was installed through the median in order to provide an alternate access to the “7-11” shopping center. This will be removed and the median will be restored, now that the alternate “7-11” driveway on Dixon reopened in mid-March 2016.

- **Piper Drive**: One lane in each direction was re-opened to the public since May 2, 2014. Single-lane closures may periodically be required to allow final improvements to the roadway and the at-grade UPRR crossing.

### Design & Construction

#### Projects Impacting the Public:

- **Alviso Adobe Phase V – Interior Restoration (CIP 5055)**: This project provides for the restoration of the first floor of the Alviso Adobe. A design contract was approved by the City Council on August 16, 2016. Concept design is underway.

- **Street Light Improvement Project (CIP 4266)**: This project provides for various improvements to renovate and replace some of the aging street light infrastructures. As part of this project, a number of existing street lights will be converted to energy efficient Light Emit Diode (LED), in a pilot program. The initial phase of the pilot program was completed in early September, 2014. 1,000 LED street light fixtures have been installed at various streets in the City. Anticipated annual energy savings is approximately $54,000, per year, as a result of this project.

- **Marylinn Drive Sanitary Sewer Replacement (CIPs 6115 & 6116)**: This project provides for the replacement of a 27” & 30” diameter sanitary sewer pipeline along Marylinn Drive and under I-880. The consultant is proceeding with a CIP design to line the existing pipes as a cost savings measure. 50% design plans were submitted and reviewed. Staff reviewed and responded to the 85% design documents. The plans and specifications are being completed and was approved by City Council on December 6, 2016. Once staff obtains permits from Caltrans, SCVWD, and California Department of Fish and Wildlife the project can be issued for bid advertisement.

- **Milpitas Sports Center Pool Repairs (CIP 3408)**: The project repaired and resurfaced three sports center pools. Construction was completed on time and within budget on May 5, 2016. Council approved initial acceptance of the project on September 20, 2016, and the project is in the one-year warranty period.

- **Light Rail Median Landscaping (CIP 2001)**: This project provides for landscape improvements within the medians along Great Mall Parkway, from I-880 to the southern City limits. The new landscape will be irrigated with recycled water. The project was advertised in October and two bids were received. The construction contract was approved by City Council on December 6, 2016.
• **Dempsey Road Water line Replacement (Projects 3709, 7100 & 7118):** This project provides for the replacement of the water main and storm drainage lines along Dempsey Road, from Yosemite Drive to Calaveras Boulevard, and will install a recycled waterline along the alignment. The design of the storm, water and recycled lines is underway. The designer is preparing the 98% plans which includes incorporation of the City’s comments on the 50% plans. Additional field investigation is necessary to identify potential conflicts with the existing utilities, therefore, the 98% plans are now scheduled to be ready for City review in late December 2016. Permit applications have been prepared and submitted for review by the various agencies impacted by the project. In addition, the designer is preparing the documents needed to obtain the required easements for the project.

• **237/McCarthy Boulevard Median Landscaping (CIP 4274):** This project provides for median landscaping and irrigation, for the medians at the 237/McCarthy Boulevard Interchange. A Funding Agreement, between VTA and the City, was executed in 2012 to provide partial funding for this project and to allow VTA to administer the construction. The creation of a new CIP project, with additional funding, will be needed to construct this project. City staff is assisting VTA with the preparation of final plans and obtaining permits for the work on the McCarthy Boulevard medians from Ranch Drive to Bellew Drive. Staff is working with VTA to develop the project schedule for advertisement and project construction.

• **Milpitas Midtown East Parking Garage (CIP 3407):** The project provides for the electric motor operation of fire doors within the garage and library. The contractor has completed the installation of the new electrical panel and most of the related conduits. The contractor has installed 4 of the new 6 door operators. Due to the extra expense and spacing constrains, the City has determine to eliminate the installation of door operate at the Library window from the Contract. The door operator for the Library door, key switches, sensing edge, and backup battery to be installed by the end of the year.

• **Berryessa Creek Improvement Project (Army Corp of Engineers/SCVWD):** The Santa Clara Valley Water District (SCVWD) and the Army Corp of Engineers are completing the design for a project to improve Berryessa Creek, from south of Montague Expressway to State Route 237. The contractor has started construction adjacent to Montague Expressway. The project is anticipated to be completed in 2018.

• **Sports Center Sports Fields (CIP 5104):** This project provided for the installation of a synthetic turf football/soccer field and a smaller multi-purpose field, including lighting and related furniture and equipment. Construction was completed. Staff and the contractor are working on project close-out in preparation for initial acceptance by the City Council.

• **Higuera Adobe Park Renovation (CIP 5097):** This project provides for the renovation of the picnic area and replacement park play equipment. Parking lot surface improvements and ADA access improvements are also included. The concept plans were brought to the PRRC meeting on March 7, 2016. Plan Approval was completed on June 7, 2016 and the project was advertised in October. Two bids were received and the construction contract was brought to the City Council for approval on December 6, 2016.

• **Bridge Improvement Project (CIP 4271):** This project provides for the repair and resurfacing of City-owned bridges as identified by Caltrans as deficient and in need of maintenance. Day work will require one-way traffic controls on the bridges which will cause minor traffic delays. Night work may generate construction noise but less traffic impacts are anticipated. The Notice to Proceed was issued to the Contractor on October 20, 2016. The contractor mobilized the week of October 31, 2016 and has started construction on November 7, 2016. Contractor completed all Work. The City to issue punchlist and begin close out.

• **Cathodic Protection Improvement – Main Sewer Pump Station (CIP 7115):** This project provides for the installation of corrosion protection for the sewer force main system within the Main Sewer Pump Station at North McCarthy Boulevard. The project will also evaluate the City-owned sewer force main system between the Main Sewer Pump Station, at North McCarthy Boulevard, and the San Jose Wastewater Treatment Plant, at Zanker Road. The evaluation is an update to the City’s 2012 Annual Survey and Cathodic Protection Condition Assessment. Bid package for advertisement for work within the Main Sewer Pump Station is being prepared.
- **Wrigley-Ford Creek Erosion Repair (CIP 3700 & 3706):** This project will provide for the repair of significant erosion damage to the Wrigley-Ford creek riparian mitigation area. Construction is complete. Project was accepted by the City Council on November 15, 2016 and start the one year warranty period.

- **McCandless Park Project (CIP 5102):** This project provides for a new public park, adjacent to the new Milpitas Unified School District elementary school, located on the east side of McCandless Drive, south of Montague Expressway, in the Transit Area. The park will provide approximately 4 acres of City public park space which will include play fields, athletic courts, parking, picnic area, play structure, and restrooms. A preferred concept plan to maximize right of way to accommodate both the park, a joint use area, and the school is being prepared. Once the final conceptual plan has been approved by the City Council, the consultant will commence with the creation of the construction drawings.

- **New Midtown Street Light Project (CIP 3430):** This project provides for the phased installation of Midtown standard decorative street lighting along South Main St. from Carlo St. to Great Mall Parkway. The first segment of lighting design and installation will be from Carlo St. to just north of Corning Avenue. HMH was awarded the contract on August 17, 2016 to provide design services for this project. The conceptual lighting design was submitted on September 27, 2016 and the City’s staff has provided HMH with comments on October 10, 2016. The project is in a holding pattern until the project is coordinated with the 5101 South Main International Park and Midtown Specific Plan Amendment.

- **Utility Underground 2017 Project (CIP 3425):** This project provides preliminary engineering, support services, and coordination to the Pacific Gas & Electric Company (PG&E) for the creation of a new Rule 20A Utility Underground District (UUD) on Corning Avenue from South Main Street to North Abel Street and South Main Street from Corning Avenue to East Curtis Avenue. The new underground district will utilize PG&E’s Rule 20A funds for construction of the utility undergrounding of existing overhead pole mounted electric, cable, and AT&T lines along South Main Street and Corning Avenue. The City Council on its December 6, 2016 meeting, set Tuesday, January 3, 2017 as the Public Hearing Date to establish the new district.

- **TASP Underground Utility District (CIP 4281):** This project provides for the creation of a new utility underground district to underground existing overhead PG&E, Cable TV and AT&T lines within TASP redevelopment area along South Milpitas Boulevard and Montague Expressway. The new district would be administered by the City and the design and construction to be completed by PG&E using the City’s and County’s Rule 20A funds. VTA is installing the new undergrounding substructure for AT&T and PG&E (at risk) as part of the BART project at their cost. The item was brought to the City Council on December 6th to set the date for public hearing to establish the district.

- **Street Resurfacing 2016 Project (CIP 4280):** This project provides for the asphalt concrete pavement overlay including the replacement of damaged curb, gutter, and sidewalk, and the installation of new code compliant ADA curb ramps. Streets included in this project are McCarthy Boulevard from Barber Lane to Tasman Drive and Tasman Drive from McCarthy Boulevard to Alder Drive. City Council awarded Construction contract to O’Grady Paving, Inc. on August 2, 2016. Contractor continues with final pavement striping this week.

- **Electrical Vehicle Charging Stations (CIP 4276):** This project provides electrical charging stations to the public at City Hall parking lot and Milpitas library garage. Two Level 2 electrical vehicle charging stations have been installed and activated at the City Hall parking lot. The electrical charging stations in Milpitas Library Garage will be installed and energized in December 2016.

- **Daniel Court Water Main & Service Replacement (CIP 7110 & NEW):** This project will provide for the construction of waterline and service laterals and replacement of water meters and fire hydrants on both sides of Daniel Court, east and west of North Park Victoria Drive. The engineering design is underway.
Land Development (Private):

<table>
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<tr>
<th>DESCRIPTION</th>
<th>IMPACT</th>
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<tbody>
<tr>
<td><strong>Harmony, DR Horton, McCandless Drive (PJ2709):</strong> This project will construct 276 single family attached homes and condo units off the south west portion of McCandless Drive. McCandless Drive is now open for through access to the public. Montague Expressway frontage improvements are nearing completion.</td>
<td>Possible traffic delays on McCandless Drive</td>
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<tr>
<td><strong>District 2, Taylor Morrison, McCandless Drive (PJ2825):</strong> This is a medium density residential project off the northerly portion of McCandless Drive. Off-site improvements at McCandless Drive are substantially complete. Revised off-site storm water treatment improvements on Newbury are complete. McCandless Drive is now open for through access to the public.</td>
<td>Possible traffic delays on McCandless Drive</td>
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<tr>
<td><strong>Metro, Pulte home, 1401 South Milpitas Boulevard (PJ 1211):</strong> This project will construct 318 residential units in total, at the intersection of the future Garden Street and South Milpitas Boulevard. Lot 1 is under construction. Public improvements for South Milpitas Boulevard and Garden Street are under construction. Lots 2-4 are in the building permit stage. Received signed SIA from applicant.</td>
<td>Traffic delays on South Milpitas Boulevard</td>
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<td><strong>Cobblestone, Tripointe, 345 Los Coches Street (PJ2792):</strong> This project will construct 32 single-family residential units on 2.655 acre property at the northwest corner of Milpitas Boulevard and Los Coches Street. Improvements along the South Milpitas Boulevard and Los Coches Street frontages are complete but not yet accepted. There cycled water meter has been set and the developer is looking to release the last unit.</td>
<td>No traffic impact</td>
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<tr>
<td><strong>Orchid, DR Horton, 31 South Milpitas Boulevard (PJ2812):</strong> This project will construct 80 single-family detached units with related infrastructure (water, sewer, storm drain and other utilities and improvements along Los Coches Street and Milpitas Boulevard). An Encroachment Permit for all off-site improvements and a site improvement permit for onsite improvements have been issued. The recycled water deferred submittal has been approved by SBWR. Frontage improvements and paving operations are complete. Trail improvements are under construction.</td>
<td>Possible traffic delays on Los Coches Street</td>
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<tr>
<td><strong>PACE, Trumark, 324 Montague Expressway (PJ2762):</strong> This project will construct 42 single-family detached units and 91 condominium units at the corner of Trade Zone Boulevard and Montague Expressway. Improvements along Trade Zone Boulevard and Montague Frontage are complete but not accepted. The project is nearing completion. A final walk-thru for the off-site improvements is scheduled for Friday, December 2, 2016</td>
<td>No traffic impact</td>
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<td><strong>Citation 1 (north portion of Piper Drive) (PJ2527):</strong> This project will construct 94 townhouse units and two apartment buildings, totaling 638 units. On-site construction is complete. Off-site improvements are under construction.</td>
<td>No traffic impact</td>
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<td><strong>Traverse, K. Hovnanian, 569 Trade Zone Boulevard (PJ2874):</strong> This project will construct 207 residential townhome units on 12.5 acres of land with new public roadway system and a public park. The project is under construction and the off-site improvements are almost done. Buildings 7 &amp; 28 were released for occupancy.</td>
<td>No traffic impact</td>
</tr>
<tr>
<td><strong>Waterstone, Lennar Homes, 1494 California Circle (PJ2830, PJ1160):</strong> This project will construct 84 single-family residential units on an existing industrial site.</td>
<td>Possible traffic delays along California Circle and I-880 ramp</td>
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<tr>
<td><strong>District 1, Lots 3A and 4, Lyons, 1320 McCandless Drive, 1425 McCandless Drive and 1310 McCandless Drive/1463 Centre Pointe Drive:</strong> This project will construct 3 high-density residential and mixed use projects. There is no activity on Lots 3A and 4. The applicant has made a 2nd submittal for the off-site improvements, the plats, legal descriptions and supporting documents for the proposed easements have been submitted for review.</td>
<td>Possible c delays on McCandless Drive and Great Mall Parkway</td>
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<tr>
<td><strong>Piper, KB Homes, 1256 Piper Drive (PJ1122):</strong> This project will construct 98-townhome-style condominiums and 1-condominium tower with 210 units and the corner of Piper Drive and Garden Street. This project is located in the TASP in the Piper/Montague Subdistrict. The amended lot line adjustment has been picked up for recordation. The ARS, SIA and FM are ready to go to 12/6/16 City Council meeting.</td>
<td>Possible traffic delays on Piper Drive and Garden Street</td>
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### UNDER CONSTRUCTION (ONSITE ONLY)

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Notes</th>
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<tbody>
<tr>
<td><strong>Murphy Ranch Townhomes, Lyons, Coyote Creek (PJ2740):</strong> This project will</td>
<td>No traffic delays</td>
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<td>construct 285 townhomes (approved as part of the Fairfield Project). Fine grading,</td>
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<td>underground work and site improvement construction are mostly completed. The</td>
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<td>developer will coordinate traffic control with the adjacent Fairfield project. Off-site</td>
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<td>improvements have been completed and accepted by the Council with Cerano Apts.</td>
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<td>Final Occupancy punchlist (RW closeout) is in progress.</td>
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<td><strong>District 1, Lyons (north portion of McCandless Drive) (PJ1134):</strong> This project is</td>
<td>Traffic delays on Great Mall Parkway</td>
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<td>a mix-use commercial and high density residential development located at the</td>
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<td>northerly portion of McCandless Drive. On-site construction is on-going.</td>
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<td><strong>Palazzo, KB Homes, 1200 Piper Drive (PJ1051):</strong> This project will construct 94</td>
<td>No traffic delays</td>
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<td>townhome-style condominiums at the northeast corner of Piper Drive and Garden</td>
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<td>Street. It is located in the TASP in the Piper/Montague Subdistrict. The project</td>
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<td>is nearly complete.</td>
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### INACTIVE PROJECT

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<thead>
<tr>
<th>Project Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Countryside Estates (PJ2889):</strong></td>
<td>This project will construct 6 hillside</td>
</tr>
<tr>
<td></td>
<td>homes. The contractor will be providing</td>
</tr>
<tr>
<td></td>
<td>traffic control, for work on Country Club</td>
</tr>
<tr>
<td></td>
<td>Drive, when construction starts.</td>
</tr>
</tbody>
</table>