TO: Mayor & City Council  
FROM: Chief Pangelinan, Acting City Manager  
RE: WEEKLY ISSUES UPDATE  
DATE: June 9, 2017  

BUILDING AND OCCUPANCY PERMITS: Building permit was issued to Pulte Homes, developer of Metro Towns, a 303 townhome and single family units’ development located at 1401 South Milpitas Boulevard (former Milpitas Station) for the construction of 2 buildings consists of 12 units at a total estimated construction cost of $2,650,000.

Occupancy permit applications were submitted by two new businesses moving to Milpitas:
  a) Yixin Travel, travel agency located at 376 Barber Court
  b) Aeon Matrix Inc., administrative office selling smart sprinkler systems located at 1551 McCarthy Boulevard.

Building permit applications were submitted by:
  1. Sarku Japan, for tenant improvement of a new Japanese restaurant located at Great Mall, at an estimated construction cost of $200,000.
  2. Saruchi Warwatkar DDS, for tenant improvement of a new dental office located at 470 East Calaveras Boulevard at an estimated construction cost of $200,000.

The following businesses have received final inspection and are now open for operation:
  a. Greenwave Systems Inc., a general office for software and services platform company at 1900 McCarthy Boulevard.
  b. Livingstone’s Christian Church, a new staff office at 1144 Cadillac Court.
  c. Rahima Foundation, a charitable foundation office doing distribution of grocery packages for needy families located at 1823 Houret Court.
  d. Go Wraps, vinyl printing, wraps and sign business at 68 Minnis Circle.
  e. Redwood Materials Inc., a business refurbishing motors into new products located at 308 Sango Court.
  f. Tenant improvement for Ralph Lauren at the Great Mall.
  g. Dick’s Sporting Goods for the façade improvement at the retail store located at the Great Mall.
  h. Metro Corporate Center, renovating entrances of 3 buildings and site improvement including construction of pavilion located at 1000 Gibraltar Drive.
  i. Embarcadero Capital Partners, for façade and site improvements at the vacant building in preparation for future tenant move-in located at 601 McCarthy Boulevard.

CONSTRUCTIONS UPDATE:

Waterstone, 84 single family homes development by Lennar developer located at 1494 California Circle: Two more homes have received final inspection and are ready for their new owners to move in. 37 homes are now complete, 3 are models, and 44 are in various stages of completion. See photo on the right.
District 1, 7 story mixed use project with commercial retail space and 371 apartments by Lyon Community Developments located at 1315 McCandless Drive: Parking garage is substantially complete and roofing has begun on a portion of the project. Wood wall, floor and roof framing is close to completion. See the aerial photo (on the left) taken on May 30th.

Traverse Park by K. Hovnanian located at 569 Trade Zone Boulevard: Work is nearly complete on the New City Park being built as a part of the Traverse townhome project. See photos on both sides.

Road closure at Piper Dr.: While working on moving the overhead power to be underground, a hydraulic hose on one of the PG&E trucks broke and spilled fluid across Piper Dr. on Thursday June 1st, 2017. No fluid reached the storm drain system. Piper Dr. remain closed until 7 pm to allow for truck repairs and clean up. See photo on the left.

Car accident at Cadillac Court: The Building and Safety Department responded to a request by dispatch on Wednesday May 31, 2017 at about 10:00 am to access the damage caused by a car that ran into the wall at the Sikh Foundation at Cadillac Court. Damage was limited to the glass storefront and caution tape was placed to keep people out of the area. See photos below.
ECONOMIC DEVELOPMENT UPDATES: City of Milpitas and 25 other Bay Area Cities Join Manufacturing Initiative Aimed at Creating More Jobs – As technology and innovation transform manufacturing, the City of Milpitas and 25 other Bay Area cities are collaborating on a manufacturing initiative aimed to create more entry-level and middle-class jobs. Led by the nonprofit SFMade, and with major funding from Citi Community Development and PG&E, the cities of Milpitas, Antioch, Berkeley, Concord, Emeryville, Fairfield, Fremont, Hayward, Livermore, Morgan Hill, Newark, Oakland, Oakley, Petaluma, Pittsburg, Pleasanton, San Francisco, San Jose, San Leandro, San Rafael, Santa Clara, Santa Rosa, South San Francisco, Union City, Vacaville, and Vallejo have all joined the Bay Area Urban Manufacturing Initiative (BAUM), a three-year public-private partnership to develop a well-defined and interconnected regional ecosystem to support, grow, develop and protect the area's manufacturing sector. A kickoff partner reception was held in San Francisco on May 24, 2017, where cities learned how the strands of the Bay Area’s manufacturing supply chain interconnect and how the cities’ manufacturing sectors support each other. Economic Development Specialist Daniel Degu attended the event representing the City of Milpitas and the Economic Development Section of the City Manager’s Department.

Milpitas Showcased at Bisnow’s Bay Area Power Women Event – On May 31, 2017, Bisnow, one of the largest producers of commercial real estate news and events, held its annual Bay Area Power Women event in San Francisco. An initiative aimed at shining a bright light on the women making an impactful contribution to the commercial real estate industry, Bisnow brought together the industry’s most powerful and influential women to honor them, have them share their stories and market insight and create an unparalleled networking opportunity. A total of 40 female leaders from all aspects of commercial real estate were honored at this year’s sold-out event which featured over 300 brokers, investors, property owners and developers. The event also showcased the City of Milpitas, with Economic Development Director Edesa Bitbadal giving an overview of the City’s current large scale and mixed-use developments such as The Fields and Virgin Hotel, and investments from China such as the 22 story mixed-use Milpitas Landmark Tower.
POLICE DEPARTMENT UPDATE: The Milpitas Police Department recently helped a nine-year old girl and her mother cope with the sudden loss of their father/husband. To help the girl get through the tough first week, officers chipped in and bought her a gift card to Michaels store (for her love of art); walked her to school; and gave them both a tour of the Milpitas Police Department and Dispatch Center. The little girl was even able to make a call on the intercom. The mother commented how much she appreciated all of the support.

Citizen Volunteer, Mr. Syed Mohsin, was recently recognized by Assemblymember Kansen Chu as a 2017 Community Hero. Syed was amongst a select few in the South Bay who showed a strong commitment and dedication to public service which greatly improved the communities they served. Currently, Syed is the co-lead Citizen Volunteer and he has been volunteering with the Milpitas Police Department since August 2005. He is also the Chair Person for the Milpitas Community Advisory Commission and a Board Member with the Pakistani-American Community Center. Syed assisted with the building of a new mosque, tutored elementary students in math, and helped with clean-up efforts around the City of Milpitas. A ceremony was recently held by Assemblymember Chu to recognize Syed and other award recipients on May 25, 2017, at Samsung Semiconductor, Inc., located at 3655 North First Street in San Jose. See picture below.

RECREATION DEPARTMENT UPDATE: Recreation Department has kicked off Summer 2017 with this year’s first Movie Night Out yesterday, June 8th, with “Zootopia”. Upcoming schedule is listed below.

![Movie Night Out Poster](image-url)
HUMAN RESOURCES DEPARTMENT UPDATES: The quarterly Meet & Greet Breakfast will be held on Thursday, June 22\textsuperscript{ND}, from 9:00 – 10:15am at the Senior Center. Please stop by to meet our newest employees.

CURRENT EMPLOYMENT OPPORTUNITIES: Human Resources is accepting applications this week for the following employment opportunities. Interested candidates can find positions at [www.ci.milpitas.ca.gov/jobs](http://www.ci.milpitas.ca.gov/jobs) and [www.calopps.org](http://www.calopps.org) in addition to the City of Milpitas LinkedIn page and @MilpitasCityJob Twitter account.

**Open Competitive Opportunities:**
- Associate Planner – *open until filled*
- Building Inspector – *continuous*
- Chief Fire Enforcement Officer – *open until filled*
- Engineering Director/City Engineer – *open until filled*
- Equipment Maintenance Worker II (Utilities)
- Water System Operator (Facilities)

**Temporary Opportunities:**
- Adult Crossing Guard
- Fitness Instructor
- Head Swim Coach
- Lifeguard
- Public Works Inspector
- Recreation Leader: After the Bell Program
- Recreation Leader: Building Attendant
- Recreation Leader: Referee
- Recreation Leader: Clerical

**Internship Opportunity:**
- Economic Development Intern

**UPCOMING EMPLOYEE TRAINING OPPORTUNITIES:**

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<tr>
<th>TITLE</th>
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<tr>
<td>ICMA Asking Fire Chiefs the Right Questions: How to Make Data Driven Decisions</td>
<td>Request from HR</td>
<td>Webinar</td>
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<td>Wellness Workshop: Wellness</td>
<td>Wednesday, June 14, 2017 11:30 – 12:30</td>
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<td>ICMA Supervisory Practices Webinar Session #2, Strategic Planning, Managing Workflow, and Budgeting</td>
<td>Thursday, June 15, 2017, 10:00-11:30 am</td>
<td>City Hall, Committee Conference Room</td>
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**UPCOMING MILPITAS MEETINGS:**

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<tr>
<td>Tuesday, June 13, 2017 @ 6:30 pm</td>
<td>Citizens Task Force on Water Rates</td>
<td>City Hall, Committee Conference Room</td>
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<td>Tuesday, June 20, 2017 @ 6:00 pm</td>
<td>Regularly-Scheduled Council Meeting</td>
<td>Council Chambers</td>
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**UPCOMING MILPITAS EVENTS:**

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<tr>
<th>DATE &amp; TIME</th>
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<tr>
<td>Summer Concert Series 2017 Schedule (<em>all times and locations tbd</em>)</td>
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<td>Tuesdays, June 13 &amp; 27</td>
<td>Performers: The Blackouts / Big Blu Soul Revue</td>
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<tr>
<td>Tuesdays, July 18 &amp; August 1</td>
<td>Performers: Sang Matiz / Bruce Guynn &amp; Big Rain</td>
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BART Construction (at approximately 90% 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, has completed their second stage of construction and they partially reopened South Milpitas Boulevard on February 5, 2017, for “right-in, right-out” only. For this 3rd phase of construction, there will be no left turns from or onto Montague Expressway.

- **Capitol Avenue**: SSH recently completed their final reconstruction of northbound Capitol Avenue with three through lanes starting just north of the BART trench. They have now begun the installation of the decorative TASP crosswalk to the Light Rail Station at the new South Milpitas Boulevard extension. Since the other VTA contractor (C671) left their lane closure in place, SSH plans additional single northbound lane closures and will shift those closures as needed to complete the new crosswalk installation across Capitol Avenue. Additionally, VTA announced another 2-month temporary closure of the Montague Light Rail Station which started May 22, 2017. SSH is making final modifications to accommodate the new elevator from the BART pedestrian overcrossing. During this closure, a shuttle is being provided between VTA’s Montague Light Rail Station and VTA’s Great Mall Transit Center. The shuttle schedules are listed below; and the location of the shuttle stops and route are on the map below:

  Weekdays from 6:00 AM to 11:30 PM
  Weekends from 7:00 AM to 11:30 PM
  every 15 minutes before 8:30 PM and every 30 Minutes after 8:30 PM

- **Dixon Landing Road**: SSH completed the majority of their roadway improvements during the previous single lane closures and placed the permanent striping. A temporary 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 was recently removed and the median was restored, since 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 UPRRR crossing.
Entire BART alignment through City of Milpitas: Now that the tracks are fully energized, train testing could begin as soon as July! Some of this testing will need to occur during the night and early morning hours. VTA will notify the City at least a week prior to.

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. The concept design was approved by PRCRC on February 6, 2017, and recommended to be presented to the City Council. Council approved the concept design on May 16, 2017. Consultant continues to gather information for completion of the design.

- **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 90% design documents. Once staff obtains a permit from the SCVWD 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, 2016 and two bids were received. The construction contract was approved by City Council on December 6, 2016. The Notice to Proceed was issued to the contractor on February 14, 2017, and work started in February, 2017. The contractor is currently installing concrete improvements and irrigation and drainage system for islands B, C, D, E and F.

- **Dempsey Road Water line Replacement (Projects 3709, 7100 & 7118):** This project provides for the replacement of portions of the water main and storm drainage line along Dempsey Road, between Yosemite Drive and Calaveras Boulevard, and depending of funding will install a recycled waterline along the alignment. The design of the storm, water and recycled lines is underway. The designer has submitted the 98% plans for review by City staff.

- **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 funding for this project and to allow VTA to administer the construction. The creation of a new CIP project, with additional funding, may be needed to construct this project. Bids were opened on March 30th. Staff is working with VTA, who will be awarding and administering the construction contract. Construction is expected to begin by the end of June, 2017.

- **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. The door operator for the Library door, key switches, sensing edge, and backup battery has been installed. Construction is complete and the project was accepted on March 7, 2017 and is in the 1-year warranty period.

- **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, the project was accepted on February 7, 2017, and is in the one-year warranty period.

• **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. Start of construction was March 1, 2017 and the contractor is installing new sidewalks, drainage, and grading the new picnic area. The anticipated completion date is in early August, 2017.

• **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. Construction is complete, the project was accepted on February 7, 2017, and is in the 1-year warranty period.

• **Wrigley-Ford Creek Erosion Repair (CIP 3700 & 3706):** This project provided repair of 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 is in the one-year warranty period.

• **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 underway.

• **McCandless Park (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. City and school staff continue to coordinate project related issues, including construction of a pedestrian bridge over East Penitencia Creek and a groundwater well on the new park. The City Council approved contract agreement with the park designer on February 21, 2017. Design phase started in mid-March 2017.

• **New Midtown Street Light Project (CIP 3430):** This project provides for the phased installation of Midtown standard decorative street lighting along South Main Street, from Carlo Street to Great Mall Parkway. The first segment of lighting design and installation will be from Carlo Street to just north of Corning Avenue. The engineering design phase commenced in January, 2017 for Segment 1 (from Carlo Street to Corning Avenue) and is anticipated to be completed by late 2017.

• **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 St. and Corning Avenue. The City Council approved the Resolution creating the UUD on January 3, 2017. Staff has submitted documentation to PG&E to enter the Rule 20A program. PG&E will start the design process by late 2017.

• **Daniel Court Water Main & Service Replacement (CIP 7110 & 7131):** 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 project was advertised in May and one bid was received. The construction contract will be brought to the City Council for approval on June 20, 2017.
• **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 Blvd. 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 City Council approved the Resolution creating the UUD on January 3, 2017. Staff is working with PG&E to implement the requirements for the district.

• **Trash Removal Devices (CIP 3713):** This project provides for the fabrication, installation and maintenance of trash removal devices within the City’s storm drain system. As required to meet the State Regional Water Quality Control permit requirements for 70% trash reduction within the City’s storm drain system by June, 2017. Construction began May 31, 2017.

• **Well Upgrade (CIP 7076):** This project will provide for a new well within the City’s New McCandless Park, which is currently under design and is located east of McCandless Drive, south of Montague Expressway, in the Transit Area. The design and installation of the well will be executed in phases. Phase 1 design services will provide for the evaluation of the hydrogeologic characteristics of the McCandless site, including installation of a test bore hole. The designer will acquire a contractor to drill a test hole to verify aquifer volume and water quality in June 2017.

**Land Development (Private):**

<p>| UNDER CONSTRUCTION (ONSITE &amp; OFFSITE) ACTIVE PROJECTS |
|---------------------------------|---------------------------------|
| <strong>DESCRIPTION</strong>                 | <strong>IMPACT</strong>                      |
| <strong>District 2, Taylor Morrison, McCandless Drive (PJ2825):</strong> This is a medium density residential project off the northerly portion of McCandless Drive. McCandless Drive is now open for through access to the public. Staff is preparing the project for Council initial acceptance. | None |
| <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. Activities are: | Traffic delays on South Milpitas Boulevard |
| ❖ Lot 1 is under construction. | |
| ❖ Public improvements for South Milpitas Boulevard and Garden Street are under construction. | |
| ❖ Lots 2-4 have approved site improvement and building permits. | |
| ❖ The irrigation plans have been received from and issued by the State for construction. | |
| ❖ The landscaping plans have a retaining wall whose footing is encroaching into a sidewalk easement and there are several landscaping walls within the public service easements so we are working on an encroachment agreement for these facilities. | |
| <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). | None |
| <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. The Multi Party C3 agreement is being routed to all parties for signatures. | No traffic impact |
| <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. They are looking to release the final unit and are currently in the process of reviewing the conditions of approval. | No traffic impact |</p>
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<th>Project Details</th>
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<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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<td><strong>District 1, Lots 2, 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 3A and 4. Lot 2 has been submitted for site improvement permit and comments provided to applicant. Irrigation plans have been reviewed and comments were provided.</td>
<td>Possible traffic delays on McCandless Drive and Great Mall Parkway</td>
</tr>
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<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 Area in the Piper/Montague Subdistrict. The site improvement plans and the SWCP have been approved. Awaiting revised on-site irrigation plans and off-site irrigation plans are waiting for Assistant City Engineer’s signature. Staff is working with the developer and PG&amp;E to resolve the issue of Condition of Approval (COA) #58.</td>
<td>Traffic delays on Piper Drive and Garden Street</td>
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**UNDER CONSTRUCTION (ONSITE ONLY)**

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<td><strong>Murphy Ranch Townhomes, Lyons, and Coyote Creek (PJ2740):</strong> This project will construct 285 townhomes (approved as part of the Fairfield Project). Fine grading, underground work and site improvement construction are mostly completed. The developer will coordinate traffic control with the adjacent Fairfield project. Off-site improvements have been completed and accepted by the City Council with Cerano Apts. Final Occupancy punchlist (RW closeout) is in progress.</td>
<td>No traffic delays</td>
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<tr>
<td><strong>District 1, Lyons (north portion of McCandless Drive) (PJ1134):</strong> This project is a mix-use commercial and high density residential development located at the northerly portion of McCandless Drive. The applicant recently submitted revised on-site plans, Addendum #4, which included revised SWCP, landscaping, irrigation, lighting, and storm drain.</td>
<td>Traffic delays on Great Mall Parkway</td>
</tr>
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<td><strong>Palazzo, KB Homes, 1200 Piper Drive (PJ1051):</strong> This project will construct 94 townhome-style condominiums at the northeast corner of Piper Drive and Garden Street. It is located in the TASP in the Piper/Montague Subdistrict. The project is nearly complete.</td>
<td>No traffic delays</td>
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