TO: Mayor & City Council                        FROM: Chief Pangelinan, Acting City Manager

RE: WEEKLY ISSUES UPDATE                      DATE: September 22, 2017

BUILDING AND OCCUPANCY PERMITS: Building permits were issued to:

1. KB Homes developer, for the construction of three, 3-story buildings with total of 25 units out of 98
townhome residential units’ development located at 1256 Piper Drive at an estimated construction
cost of $7.7M.
2. Hudson Pacific Properties Inc., for interior demolition, and tenant improvements of a 2-story vacant Cisco building in preparation for future tenant move-in located at 115 North McCarthy Boulevard at an estimated construction cost of $5.6M.
3. 555 Apartments, for the re-roofing of an existing apartment complex located at 543 South Park Victoria Drive at an estimated construction cost of $299,598.

Building permit applications were submitted by:

1. Pulte Homes, developer of Metro Flats, 303 townhome and single family units’ development located at 1401 South Milpitas Boulevard (former Milpitas Station) for the construction of 6 buildings consisting of 42 units at a total estimated construction cost of $11.1M.
2. Silicon Turnkey Solutions, a semiconductor manufacturing company, for tenant improvements at their existing facility located at 1804 McCarthy Boulevard at an estimated construction cost of $650,000.

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

1. Kloud 9 LLC, a general office for an online store selling small electronics, accessories, and clothing’s located at 1525 McCarthy Boulevard.
2. Encore Staging Services, an interior design/home staging business located at 22 Sinnott Lane.
3. Yoshi Inc., a small scale manufacturing refueling equipment business located at 1134 Wrigley Way.
4. World of Music Art, a private music center located at 40 North Park Victoria Drive.

The following businesses have received final inspection and are now open for operation:

1. Lanzhou Hand Pulled Noodles, a restaurant at 1818 Milpont Drive.
2. Hand Enterprise Solutions USA, an I.T. consulting business relocating from Santa Clara to 1900 McCarthy Boulevard.
3. True Religion, a retail clothing store located at Great Mall.
4. Tian He Restaurant, a Thai food restaurant located at Great Mall.
5. Ore No Don, a Japanese restaurant located at 668 Barber Lane.
6. Lumber Liquidators, a retail store located at 395 Jacklin Road.
7. The Sandwich Spot, a fast food café located at 176 Ranch Drive.

CONSTRUCTION UPDATE:

Metro Urban Villas, a 46 single family homes by Pulte Group at 1425 South Milpitas Boulevard: Two more homes have received final inspection and are ready for their new owners to move in. 30 homes are now complete, 3 are models and 13 are in various stages of completion. See photo to the left.
POLICE DEPARTMENT UPDATES: On Monday, September 18, 2017, officers from the Traffic Safety Unit Division conducted pedestrian enforcement at Spangler, Burnett, and Milpitas High School; Tasman Drive and Alder Lane; and Calaveras Boulevard and Calaveras Court. The enforcement yielded sixty-six (66) citations in the following categories:

a. Fifty-one (51) moving citations;  
b. Fourteen (14) parking violations; and  
c. One (1) vehicle high school juvenile contact report.

Interim City Manager / Chief of Police Steve Pangelinan attended Congressman Ro Khanna’s Town Hall meeting on Wednesday, September 20, 2017 from 6:30pm-8:00pm at the Jackson Theatre located at Ohlone College in Fremont. Congressman Khanna discussed recent developments and current legislative activities in Congress. He also recognized Councilmember Bob Núñez in honor of National Hispanic Heritage Month.

On Thursday, September 21, 2017 at 6:00pm, a Sergeant held a Field Training Officer (FTO) meeting with ten (10) officers. Topics of conversation were POST compliance, the FTO manual, upcoming trainees, and FTO management software.

HUMAN RESOURCES DEPARTMENT NEWS: Open Enrollment started on Monday, September 11, 2017 and will run through Friday, October 6, 2017. Open Enrollment is the time where employees can change their health plan, dental, and vision coverage for the upcoming year. Employees can also enroll in the Flexible Spending Accounts for Dependent Care, Health Care, and Parking and Transit. All changes made during Open Enrollment will be effective on January 1, 2018. The annual Employee Health and Wellness Fair was held on Thursday, September 21, 2017 from 12:00 PM - 2:00 PM in the Milpitas Community Center Auditorium where employees were able to come and ask questions about their benefits with vendors, complete changes to their benefits, and were given a commemorative “Don’t Gamble With Your Health” poker chip from the HR booth.

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 and www.calopps.org in addition to the City of Milpitas LinkedIn page and @MilpitasCityJob Twitter account.

Open Competitive Opportunities:
• Associate Engineer (Land Development)  
• Communications Dispatch Supervisor  
• Communications Dispatcher  
• Engineering Director/City Engineer  
• Junior Planner  
• Permit Center Manager  
• Police Officer (entry-level and lateral)

Newly-posted recruitment this week: City Manager

Internal Recruitment (Open to Current City Staff Only): Fire Engineer

Open Recruitment (Open to Current City Staff Only): Building inspector - continuous

Temporary Opportunities:
• Code Enforcement Intern (closes 9/20/17)  
• Fitness Instructor  
• Recreation Leader: After the Bell Program  
• Recreation Leader: Building Attendant  
• Recreation Leader: Clerical  
• Recreation Leader: Referee

CURRENT & UPCOMING EMPLOYEE TRAINING OPPORTUNITIES:

<table>
<thead>
<tr>
<th>DATE/TIME</th>
<th>TITLE</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>Wednesday, September 27, 2017 2:00 PM – 4:00 PM</td>
<td>Harassment Prevention Training</td>
<td>Council Chambers</td>
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<td>Date &amp; Time</td>
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<tr>
<td>Saturdays only from</td>
<td>SAFE Classes @ Fire Station 1 Training Room</td>
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<tr>
<td>September 30 – October 14, 2017</td>
<td>'Oktoberfest @ Civic Center Parking Lot</td>
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<td>from 8:00 AM to 5:00 PM</td>
<td>Join the City of Milpitas in their Celebration of Oktoberfest. Attendees will celebrate this fun celebration with German food and culture while having the opportunity to enjoy numerous local microbrews. This event will have lots of family fun, food and live entertainment throughout the day.</td>
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<td>Saturday, October 7, 2017</td>
<td>Veterans Car Show (hosted by Veterans Advisory Commission) @ Civic Center Parking Lot</td>
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<td>from 11:00 AM to 4:00 PM</td>
<td>The Milpitas Veterans Commission will hold their 5th Annual Car Show. The annual event attracts classic cars, hot rods, muscle cars, motorcycles, and more.</td>
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<td>Saturday, October 14, 2017</td>
<td>Pumpkins in the Park and Health 'O Ween Run @ Milpitas Sports Center (Cardoza Park Softball Field)</td>
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<td>from 10:00 AM to 4:00 PM</td>
<td>Join the City of Milpitas for their 4th Annual free family-friendly Halloween Event and for the 2nd year there will be a Health-O-Ween 5k Fun Run which is open to runners of all ages. Participants will run a 5-mile course from Cardoza Park down to Jacklin Road, up to Evans Road, down to Calaveras Boulevard, then back to Cardoza Park. The rest of the event will offer carving and/or painting pumpkins to the silly sounds of Halloween music (supplied by DJ Joseph Sumabat), plus many fun activities including face painting, a cupcake walk, activity tables, Trunk or Treat stops, a pumpkin carving contest, and more.</td>
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<td>Saturday, October 28, 2017</td>
<td>Veterans Day @ Civic Center Veterans Plaza</td>
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<td>from 10:00 AM to 1:00 PM</td>
<td>The Milpitas Veterans Commission will provide patriotic music and reflections of Veterans Day will be offered by Mayor, Rich Tran. Light refreshments will be served immediately following the ceremony in the Amphitheater at the Milpitas Community Center.</td>
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<td>Saturday, November 11, 2017</td>
<td>Veterans Appreciation Lunch @ Barbara Lee Senior Center</td>
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<td>starts @ 9:00 AM (rain or shine)</td>
<td>This will be the 2nd Annual Luncheon will be open to Milpitas Veterans (and a guest). The &quot;Veteran of the Year&quot; will also be awarded at the 2nd Annual Recognition Lunch and applications are currently available under the Veterans Commission webpage. Attendees will be treated to a catered meal, speeches from members of the Veterans Commission, and chances to win various raffle prizes.</td>
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<tr>
<td>Saturday, November 18, 2017</td>
<td>Annual Tree Lighting/Holiday Open House: The Magic of the Holidays @ Civic Center Plaza</td>
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<td>from 10:00 AM to 2:00 PM</td>
<td>The Annual Tree Lighting will be celebrating its 30th Anniversary this year. The theme this year will be &quot;Winter Wonderland&quot; and this year’s event will help residents and attendees usher in the holiday season through magic, songs and dance. The program will begin with the Milpitas Community Concert Band playing holiday music (from 6:00pm until 6:30pm) inside the Milpitas Community Center. After the celebration, attendees are invited to enjoy the sounds of the holidays while enjoying treats including cookies and hot chocolate.</td>
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<tr>
<td>Friday, December 1, 2017</td>
<td>Milk &amp; Cookies with Santa @ Barbara Lee Senior Center</td>
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<td>starts @ 6:30 PM</td>
<td>This event is a pre-registered program with nominal fees to participants. Tickets are on sale now with sessions available from 10:00am to 11:30am or 12:00pm to 1:30pm. Participants will be able to decorate a cookie (with a choice between milk or juice), watch a holiday-based movie, plus be treated to a special visit from Santa. Participants will also have the opportunity to take a photo with Santa to bring home with them. This event has limited space with each session with max seating at 120 people total. In the past, this event has been very popular and always sold-out quickly.</td>
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<tr>
<td>ends at 8:30 PM</td>
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<tr>
<td>Saturday, December 9, 2017</td>
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<tr>
<td>begins at 10:00 AM to 4:00 PM</td>
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BART Construction (at over 95% 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 re-opened 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.
- **Abel Street**: VTA’s C741 contractor (Wabo Landscape & Construction) completed installation of a new fence on the south side of the Abel Street Bridge above BART last week. No further impact is anticipated at this time.
- **Capitol Avenue**: SSH recently completed their final reconstruction of northbound Capitol Avenue with three through lanes starting just north of the BART trench. VTA recently announced that the two-month temporary closure of the Montague Light Rail Station is completed and the station has been re-opened to full operations.
- **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 re-opened in mid-March 2016.
- **Piper Drive**: One lane in each direction was re-opened to the public since May 2, 2014. SSH completed their final paving recently, and will soon be applying the final roadway striping.
- **Entire BART alignment through City of Milpitas**: VTA recently announced that the project is no longer ahead of schedule. While it does remain under-budget, the new completion date is now on-schedule for passenger service by June of 2018. The first power train run was successfully performed during the week of September 3, 2017. Dynamic train testing is tentatively scheduled to begin on September 25, 2017 in two shifts. The first shift will be from 0700 hours until 1600 hours. The second shift will be from 1700 hours until 0300 hours the next morning.

DESIGN & CONSTRUCTION ENGINEERING SECTION

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 was approved by the City Council on May 16, 2017. Consultant is preparing the 65% design submittal.
- **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 project was advertised and bid opening was on July 19, 2017. No bids were received. Due to the pending October 15, 2017 deadline for work adjacent to Penitencia Creek as mandated by State Fish & Wildlife permit, the project is on hold until December 2017. The project will be re-advertised in December 2017 and Bid opening will be in February 2018. Project construction is anticipated to start March or April of 2018.
- **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 completion date is anticipated in October 2017.
• **Dempsey Road Water line Replacement (Projects 3709, 7100 & 7118):** This project provides for the replacement of portions of the water main, storm drainage, and installation of recycled water mains along Dempsey Road, between Yosemite Drive and Calaveras Boulevard and the final design is underway.

• **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. Construction is underway. The work is anticipated to be complete late 2017.

• **Milpitas Midtown East Parking Garage (CIP 3407):** The project provides for the electric motor operation of fire doors within the garage and library. Construction is complete and the project was accepted on March 7, 2017 and is in the one-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 flood control improvements for upper Berryessa Creek, from I-680 north to State Route 237 (Calaveras Boulevard). The project is under construction and includes the relocation of various City utilities within District right-of-way. The project will also upgrade City storm drain outfalls to Berryessa Creek and extend the City’s walking trail/path network from Calaveras Boulevard south to Yosemite Drive. The Contractor and UPRR will be working on the rail crossing at South Milpitas Boulevard north of Montague Expressway. The crossing work will require the closure of South Milpitas Boulevard for up to 7 days, and construction work will continue around the clock. Notification of the proposed road closure will be distributed. The estimated date for the road closure is October 2, 2017. 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 is complete and the project was accepted on February 7, 2017. Currently the project is in the one-year warranty period.

• **Higuera Adobe Park Renovation (CIP 5097):** This project provides for the renovation of the picnic areas, installs new walking pathways, benches, tables, and sidewalks, installs new landscaping, trees, and irrigation systems, and replaces play equipment. Parking lot surface improvements are also included. Park construction is now complete and the park re-opened to the public on September 1, 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 one-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. Due to mechanical repairs needed at the Main Sewer Pump station, the project will be re-bid in spring 2018 after repairs to the required equipment is complete.

• **McCandless School Phase 1 (PJ 1237):** Staff have reviewed and approved the offsite improvements for MUSD’s new elementary school on McCandless Drive. The offsite improvements include new utility laterals serving the school, sidewalks, street trees, bio-retention storm systems, and the widening of a portion of McCandless Drive. School construction is anticipated to be completed in 2018.
- **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. Potholing of 34” PG&E gas transmission line was completed on August 29, 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 the end of 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 Street 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 estimates their design process will start in October 2017.

- **Daniel Court Water Main & Service Replacement (CIP 7110 & 7131):** This project will provide for the construction of waterline, service laterals, and replacement of water meters and fire hydrants on both sides of Daniel Court, east and west of North Park Victoria Drive. Pavement repair and overlay of the entire street will be provided at the end of the utility work. Utility installation and resurfacing of the roadway is complete. Striping and punch-list to be completed by October.

- **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. Staff is working with PG&E to implement the requirements for the district. PG&E estimates their design process will start in October 2017.

- **Well Upgrade (CIP 7076):** This project will provide for a new potable water well within McCandless Park, which is currently under design and is located east of McCandless Drive, south of Montague Expressway. 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 October/November 2017.

- **Park Access Improvement and Resurfacing (CIP 5105) and ADA Curb Ramp Transition Program:** This project will provide work which includes the repair and resurfacing of the park parking lots, walking pathways and install ADA compliant access ramps on the following parks:
  1) Dixon Landing Park;
  2) Peter Gill Memorial Park;
  3) Milpitas Sport Center; and
  4) Murphy Park.

  This project will also include localized repair of failed asphalt concrete pedestrian pathway adjacent to Able Street Overpass. Contractor starts concrete work on Milpitas Sport Center. Asphalt concrete repair for pedestrian pathway adjacent to Abel Street Overpass is scheduled for this Saturday, September 23, 2017.
- **Street Resurfacing 2017 Project (CIP 4284):** This project provides for the localized repair of failed asphalt concrete pavement, resurface asphalt concrete pavement, install ADA compliant sidewalk ramps, repair damaged sidewalk, curb and gutter and reinstall pavement delineation on the following street segments:
  1. Milpitas Boulevard between Hanson Court and northerly City limit; and
  2. Dixon Landing between Milpitas Boulevard and 400 feet east of Milmont Drive.

  This project will also include localized repair of failed asphalt concrete pavement on the following street segments:
  1. McCarthy Boulevard between Ranch Drive and northerly City limit;
  2. Abbott Avenue between Calaveras Boulevard and Rudyard Drive;
  3. Main Street between Corning Avenue and Curtis Avenue;
  4. Yosemite Drive between Milpitas Boulevard and Vista Way;
  5. Dempsey Road between French Court and Landess Avenue; and
  6. Tasman Drive between Alder Drive and I-880 Overpass.

  Contractor continues to perform concrete work on Milpitas Boulevard. AC Pavement surfacing for Milpitas Boulevard between Hansen Court and Sunnyhills Court is scheduled for Saturday, September 23. One lane of traffic for each direction and access to businesses will be maintained at all time during the milling operation.

**LAND DEVELOPMENT (PRIVATE DEVELOPMENT PROJECTS):**

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<tr>
<th>DESCRIPTION</th>
<th>IMPACT</th>
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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. McCandless Drive is now open for through access to the public. Staff is preparing the project for Council initial acceptance.</td>
<td>None</td>
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| **Metro, Pulte Home, 1401 South Milpitas Boulevard (PJ 1211):** This project will construct 318 residential units in total, at the intersection of the future Garden Street and South Milpitas Boulevard. Activities are:  
  - Lot 1 is under construction.  
  - Public improvements for South Milpitas Boulevard and Garden Street are near completion.  
  - Lots 2-4 are under construction. | Traffic delays on South Milpitas Boulevard |
| **Orchid, DR Horton, 31 South Milpitas Boulevard (PJ2812):** 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 |
| **Citation 1 (north portion of Piper Drive) (PJ2527):** 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 complete and executed. | No traffic impact |
| **Traverse, K. Hovnanian, 569 Trade Zone Boulevard (PJ2874):** 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 and addressing punch-list items from public works inspector. We are currently being held up by South Bay Water Recycling as they will not issue any recycled water meter permits until they have received and reviewed all off-site improvement plans showing major distribution lines. Utilities Section will take the lead. | No traffic impact |
| **Waterstone, Lennar Homes, 1494 California Circle (PJ2830, PJ1160):** This project will construct 84 single-family residential units on an existing industrial site. | Possible traffic delays along California Circle and I-880 ramp |
**District 1, Lots 2, 3A and 4, Lyons, 1320 McCandless Drive, 1425 McCandless Drive, and 1310 McCandless Drive/1463 Centre Pointe Drive:** 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. On site irrigation plans have been reviewed and comments were provided.

**Piper, KB Homes, 1256 Piper Drive (PJ1122):** This project will construct 98-townhome-style condominiums and one-condominium tower with 210 units at the corner of Piper Drive and Garden Street. Revised on-site irrigation plans and off-site irrigation plans have been signed by the Assistant City Engineer. The City is currently being held up by South Bay Water Recycling as they will not issue any authorization letters for use until they have received and reviewed all off-site improvement plans showing major distribution lines. The Utility staff is handling this process. Staff is working with the developer and PG&E to resolve the issue of Condition of Approval (COA) #58. The applicant has submitted on-site and off-site joint trench and street light plans for 1st review.

**UNDER CONSTRUCTION (ONSITE ONLY)**

**Murphy Ranch Townhomes, Lyons, and Coyote Creek (PJ2740):** 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 Apartments. Final Occupancy punch-list (RW closeout) is in progress.

**District 1, Lyons (north portion of McCandless Drive) (PJ1134):** This project is a mix-use commercial and high density residential development located at the northerly portion of McCandless Drive. Addendum #4 to the SI permit were submitted for their 3rd review and comments were provided, at issue the revised project frontage is not in conformance with the approved Tentative Map.

**Palazzo, KB Homes, 1200 Piper Drive (PJ1051):** This project will construct 94 townhome-style condominiums at the northeast corner of Piper Drive and Garden Street. The project is nearly complete.

| Possible traffic delays on McCandless Drive and Great Mall Parkway |
| Traffic delays on Piper Drive and Garden Street |
| No traffic delays |
| Traffic delays on Great Mall Parkway |
| No traffic delays |