

1. Athletic Fields

The athletic fields opened on Saturday, November 8, 2014. Since the opening, four (4) major tournaments have been held at the site, including the Surf Soccer Club tournament during the 2014 Thanksgiving Day weekend. Notwithstanding a few growing pains by Socal, SC, the operator of the athletic fields, local businesses and hotels have seen increases in sales and hotel room night stays during the major tournament weekends. Socal, SC is planning on twenty (20) major tournaments for 2015.

2. Public Trail

The City will be moving forward with the development process and construction of the Phase 1 Trail, as described in the Specific Plan and Environmental Impact Report. The Phase 1 Trail will be developed and constructed as a City improvement project. Staff is currently processing the development of the project and obtaining construction cost estimates. Staff is also working with a landscape design contractor to design the separate walking trail segment of the athletic field's development plan. The Friends of El Corazon has agreed to work with city staff to get businesses and organizations to donate material (e.g., plants, ground cover, etc.) and labor in helping construct the trail. As the design gets completed, it will be presented to the El Corazon Sub-Committee of the EDC.

3. Sudberry Commercial Development

The Planning Division conducted a Planning Commission workshop on January 15, 2015 to give Sudberry the opportunity to present its residential development plan at El Corazon. Sudberry indicated that they would seek a Specific Plan amendment that would slightly change the definition of "vertical mixed-use residential" development. The Planning Commission asked Sudberry to present a conceptual design of the residential development that they are proposing at El Corazon. As the development plan moves forward, the item will be brought before the EDC as per the outlined process.

4. Stirling Development

- a. Residential – Stirling was also given the opportunity at the January 15th workshop to present its residential development plan for the southside of their property at El Corazon. Stirling, through Shopoff Realty Investments, presented an 80 unit residential project with a "live-work" concept in a number of the buildings as a way to satisfy the "vertical mixed-use residential" definition of the Specific Plan. As their development plan moves ahead this item will also be brought before the EDC.

- b. Property Exchange Agreement Amendment – In December 2015, the City Council approved the Amendment to the Property Exchange Agreement. Per the amendment Stirling will be re-conveying approximately 1.5 acres of land that was conveyed to the City, in exchange for a prorata reduction of their share of the cost to develop the roadway and other improvements at the westerly terminus of Ocean Ranch Boulevard. Engineering staff is in the process of developing a revised roadway design and other improvements, and the cost allocation.