

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Planning Director
Prepared by Joseph R. Vacca, Principal Planner



DATE: June 5, 2008 (CC Meeting of 06/18/08)

SUBJECT: Consider Status Update on the Amended Implementation Plan for Improvements Associated with Tract Nos. 5187-1&2 and 5405, the Meridian Hills Residential Development Project, on the Application of William Lyon Homes [Upon Transfer of Ownership of the Meridian Hills Development Project from William Lyon Homes to Resmark Equity Partners, LLC, (ORA Ashford 94, LLC)]

BACKGROUND

As a requirement of the Development Agreement for Tract No. 5187, the Meridian Hills residential development project, the applicant is required to submit for approval to the City Council an Implementation Plan for the construction of on-site and off-site improvements, prior to the issuance of a grading permit. On July 7, 2004, William Lyon Homes received the City Council's approval of an Implementation Plan for the project. On May 21, 2008, the City Council approved an Amended Implementation Plan for the project in association with the transfer of ownership of the project from William Lyon Homes, to Resmark Equity Partners, LLC.; at which time the City Council requested that staff prepare a status update on the amended implementation plan to be reviewed at the June 18, 2008, City Council meeting.

DISCUSSION

In order to ensure that the area is safe, functional, and livable for the residents of the 65 completed homes, City Council approved an Amended Implementation Plan that included a timeline for completion of the items in **bold** and staff is providing an update in *italics*, as follows:

- **Final paving cap on all streets with occupied homes – by 6/30/08**
Status: All of the removal and repair work was completed by June 11, 2008, and the final lift of paving and striping is on schedule to be completed by June 30, 2008.
- **Completion of the public multi-use trail – by 7/30/08**
Status: Staff plan checked the engineering and grading plans for the multi-use trail and returned the plans to the applicant on May 21, 2008; staff is awaiting resubmittal of the plan for final review.
- **Completion of private HOA recreation facility – by 8/21/08**
Status: Staff has plan checked the improvement plans and returned the plans to the applicant on June 9, 2008; staff is awaiting resubmittal of the plan for final review and permit issuance.
- **Completion of improvements to the Peter's driveway – 7/30/08**
Status: Staff has plan checked the engineering and grading plans for the multi-use trail crossing the Peter's driveway and returned the plans to the applicant on May 19, 2008; staff is awaiting resubmittal of the plan for final review.
- **Install security fencing and "No Trespassing Signs"- by 6/30/08**
Status: Staff has plan checked the security fencing plan and returned the plans to the applicant on June 9, 2008; staff is awaiting resubmittal of the plan for final review.
- **Landscaping enhancements to areas visible from public rights of way - Ongoing**
Status: Staff has conducted site visits with the applicant, the applicant's landscape architect and landscaping management and maintenance crews and the applicant's contracted staff from Impact Sciences to review existing landscaped areas and deficiencies. The applicant is working on enhancing landscaping areas to achieve compliance with the approved landscaping and irrigation plans. Staff continues to monitor this closely.
- **Dust and soil erosion control for the remaining phases - Ongoing**
Status: Staff continues to monitor this closely.
- **A \$25,000 deposit from ORA Ashford 94, LLC. is required for condition compliance – by 6/2/08**
Status: On June 3, 2008, Staff received \$25,000.00 from ORA Ashford 94, LLC. for condition compliance.
- **The property must be in full compliance with the adopted Fuel Modification plan on file – by 6/1/08**

Status: Staff is working with Captain Breuklander, (Moorpark – Engine Co. 42) and Rick Mora of Ventura County Fire to ensure that the project is in compliance with the adopted fuel modification plan. All vegetation has been adequately cleared and the project is in compliance with the June 1, 2008 deadline for clearing of vegetation. To be in compliance with the fuel modification plan the applicant continues to work on irrigating and planting a slope which had previously burned along Walnut Canyon Road and requires replanting; this work is scheduled to begin June 23, 2008. Staff continues to monitor this closely.

- **The existing wood fencing within the project must be removed – by 6/30/08**
Status: Completed June 5, 2008.

- **Existing street lighting plans for the developed areas of the project must be reviewed by the City Engineer and Planning Director. Additional street lighting or relocation of existing street lighting may be required, as determined necessary – by 6/30/08**
Status: The applicant will meet with staff to review the existing lighting plans and staff will determine the adequacy of the existing lighting or if additional lighting is warranted.

FISCAL IMPACT

None. All surety bonds originally posted for all of the improvements required as part of the subdivision remain in place. A Settlement Agreement between the City and William Lyon Homes reached on May 7, 2008 provides added assurance that these “timeline” items will be completed promptly.

On June 3, 2008, ORA Ashford 94, LLC. submitted a \$25,000 deposit to City of Moorpark for condition compliance to cover staff costs associated with monitoring progress related to administering the Implementation Plan. As the fund account becomes depleted, additional money will need to be deposited by ORA Ashford 94, LLC. to cover staff costs, consistent with the Development Agreement and conditions of approval.

STAFF RECOMMENDATION

Receive and file.