

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Dave Klotzle, City Engineer/Public Works Director 

DATE: September 24, 2012 (CC Meeting of 10/03/12)

SUBJECT: Consider Surety Bond Reduction (Bond Nos. 0570314, 0570315, 0570319) for Resmark Equity Partners, (ORA Ashford 94, LLC & ORA Marquis 89, LLC) Tract 5187

BACKGROUND

Tract 5187 is a 248-home subdivision housing development located on Meridian Hills Drive off of Walnut Canyon Road as shown on Attachment 1.

DISCUSSION

The developer, Resmark Equity Partners (Resmark - ORA Ashford 94, LLC & ORA Marquis 89, LLC), has requested the reduction of the subject surety bonds for this development. These surety bonds are used as a mechanism to guarantee the construction and completion of improvements for this development. The previous developer of this project, William Lyon Homes, Inc. (Lyon), had submitted surety bonds for the improvements and on February 21, 2007, City Council authorized the reduction of the Tract 5187-1 Performance and Payment, and Grading bond amounts to the levels shown for the first two sureties listed in the following table. Since then, Resmark acquired the project and submitted surety bonds to replace the Lyon sureties in the amounts shown for all three of the sureties listed in the table.

The majority of improvements guaranteed by these surety bonds have been completed and a partial reduction in the bonds is recommended so as to retain bond amounts sufficient to guarantee the remaining construction. Staff recommends that the surety bonds described in the following table be reduced to the amounts specified.

<u>SURETY TYPE</u>	<u>BOND NUMBER</u>	<u>ORIGINAL BOND AMT.</u>	<u>PRIOR AUTHORIZED ACTION</u>	<u>AUTHORIZED ACTION OF 10/03/2012</u>
Tract 5187-1 Performance and Payment	0570314	\$3,456,728.08	NONE	Reduce to \$1,000,000.00
Tract 5187 Grading	0570315	\$5,294,959.83	NONE	Reduce to \$1,000,000.00
Tract 5187-2 Performance and Payment	0570319	\$2,063,941.02	NONE	Reduce to \$1,000,000.00

FISCAL IMPACT

None.

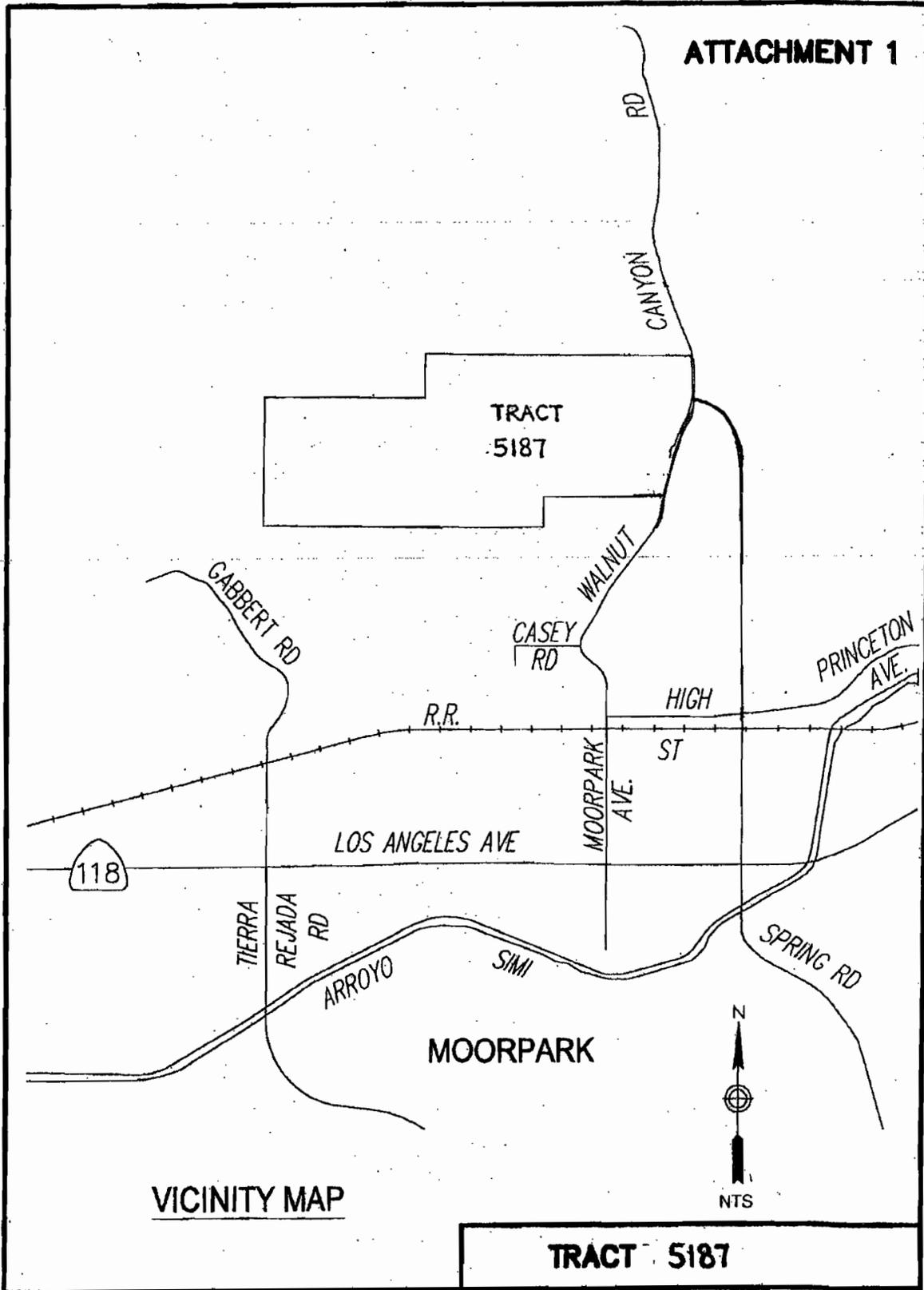
STAFF RECOMMENDATION

Authorize the City Clerk to reduce Surety Bond Nos. 0570314, 0570315, and 0570319 for Resmark Equity Partners, (ORA Ashford 94, LLC & ORA Marquis 89, LLC) Tract 5187 to the amounts specified herein.

ATTACHMENT

1 - Vicinity Map

ATTACHMENT 1



VICINITY MAP

TRACT 5187