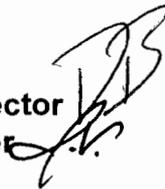


**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: David A. Bobardt, Community Development Director
Prepared By: Joseph R. Vacca, Principal Planner



DATE: February 28, 2014 (CC Meeting of 03/19/2014)

SUBJECT: Consider Report of Annual Development Agreement Review, Established in Connection with Meridian Hills Development Project, Tract 5187-1&2, Located on the West Side of Walnut Canyon Road, Approximately 3,500 Feet North of Casey Road, on the Application of Resmark Equity Partners, LLC (Formerly West Pointe Homes and William Lyon Homes Inc.)

BACKGROUND

Government Code Section 65864 and City of Moorpark Municipal Code Section 15.40 provide for Development Agreements between the City and property owners in connection with proposed plans of development for specific properties. Development Agreements are designed to strengthen the planning process, to provide developers some certainty in the development process and to assure development in accordance with the terms and conditions of the agreement.

On February 6, 2002, the Moorpark City Council adopted Ordinance No. 277 (effective March 8, 2002), approving a Development Agreement between the City of Moorpark and West Pointe Homes, Inc. The agreement was approved in connection with the Tract No. 5187/RPD No. 1999-02, a 248 single-family residential development on a portion of a 350-acre site, located on the west side of Walnut Canyon Road, approximately 3,500 feet north of Casey Road. The agreement remains in full force and effect for twenty (20) years from the operative date of the agreement (until March 8, 2022), or until the close of escrow on the initial sale of the last Affordable Housing Unit, whichever occurs last. Resmark Equity Partners, LLC purchased the property from William Lyon Homes, Inc. (who purchased the property from West Pointe Homes), and as successor in interest they are responsible for compliance with the terms of the agreement.

Provisions of the agreement require an annual review and report to the City Council on the status of completion of all aspects of the agreement. On April 17, 2013, the City Council accepted the Community Development Director's report and recommendation that, on the basis of substantial evidence, Resmark Equity Partners, LLC had complied in good faith with the terms and conditions of the Agreement, and deemed the annual review process complete for 2013. Resmark Equity Partners, LLC has submitted the necessary application form, related materials, and fee/deposit for the 2014 annual review. The Community Development Director has reviewed the submitted information and the project status and provides the following report.

DISCUSSION

Current Project Status

- Grading has been completed.
- Final Maps have been approved by City Council.
- Tract improvements, including installation of wet and dry utilities and curb, gutter, roadways and storm drains have been completed with the final cap of paving in developed areas where residential units exist.
- Construction of sixty-five production housing units has been completed and final occupancies have been granted for all of these units, including the original seven model homes.
- The original implementation plan was approved by the City Council on July 7, 2004, for William Lyon Homes. In January, 2008, Resmark Equity Partners, LLC purchased the project and an amended implementation plan was approved by the City Council on May 21, 2008.
- All of the mitigation landscaping has been installed per plan. Staff along with the City's consulting landscape architect completed the final landscaping inspection and approved a final landscaping inspection zoning clearance on February 26, 2009.
- Resmark completed construction of the HOA recreation lot with the tennis and basketball courts and a zoning clearance for final occupancy of the facility was approved on February 2, 2009.
- All of the currently improved Homeowner's Association landscaping has been installed per plan. Following the completion of a 90-day maintenance period, staff completed a final landscaping inspection and approved a zoning clearance for completion of landscaping on January 11, 2011.
- Rick Bianchi on behalf of TRI Pointe Homes, with approval of Resmark, filed Modification No. 1 to Residential Planned Development (RPD) Permit No. 1999-02 application on May 21, 2013, for consideration of updated architectural elevations and floor plans of four single family homes, to propose construction of 66 new units within Tract 5187, Meridian Hills development. The application was deemed

complete on October 24, 2013. Following a public hearing on this application before City Council on November 6, 2013, the applicant withdrew their application.

- On November 8, 2013, Mike McMillen, Vice President of TRI Pointe Homes, sent staff, (via electronic mail) a letter of withdrawal on the requested Modification No. 1 to RPD Permit No. 1999-02. TRI Pointe homes staff has since verbally indicated to City staff their intent to construct the homes as originally approved.
- Staff continues to work with the applicant on the plan check of the final trail design for connecting to Tract No. 4928, (Country Club Estates), across the Peter's property. Staff anticipates permit issuance in March 2014.
- Within Tract 5187 there are two areas along the Multi-use trail / public sidewalk, where the grades need to be adjusted to meet accessibility requirements. Resmark has plans in plan check to make these corrections, and once plans are approved Resmark anticipates starting work in second quarter of 2014.
- The landscaping and irrigation has been installed in many areas within the Landscape Maintenance District (LMD), Zone 20, within Tract 5187, but the City acceptance for maintenance has not occurred. On August 8, 2012, staff provided Resmark with a corrective punch list of areas within LMD Zone 20 that need to be addressed prior to acceptance, and to date, staff has not been contacted for follow up inspections to review corrected items.

Developer Compliance with Terms of Agreement

The developer's responsibilities are included in Section 6 of the Development Agreement and include twenty-six (26) specific requirements, as summarized below. Compliance with the terms and conditions of the Development Agreement will occur at various stages of the development process. Action by the developer and other clarifying information has been noted.

NO.	REQUIREMENT	STATUS
1.	Developer shall comply with the Agreement, subsequent project approvals and Mitigation Monitoring Program.	Developer is in compliance with all requirements at this time.
2.	All lands and interests in land shall be dedicated free and clear of liens and encumbrances.	All lands and interests in land were dedicated upon recordation of the Final Map.
3.	Payment of "Development Fees" of seven thousand eight hundred fifty dollars (\$7,850) per residential unit and thirty-five thousand three hundred twenty-five dollars (\$35,325) per gross acre of institutional land.	These fees are adjusted annually (until paid) using the Consumer Price Index (CPI) in accordance with the agreement. Fees must be paid prior to issuance of Zoning Clearance for Building Permit. This fee has been collected with all Zoning Clearances for Building Permit to date.

NO.	REQUIREMENT	STATUS
4.	Payment of "Citywide Traffic Fees" of four thousand four hundred twenty dollars (\$4,420) per residential unit and nineteen thousand eighty dollars (\$19,080) per acre of institutional land.	These fees are adjusted annually (until paid) using the State Highway Bid Price Index in accordance with the agreement. Fees must be paid prior to issuance of Zoning Clearance for Building Permit. This fee has been collected with all Zoning Clearances for Building Permit to date.
5.	Payment of "Community Service Fees" of two thousand thirty dollars (\$2,030) per residential unit and six thousand four hundred twenty-eight dollars (\$6,428) per gross acre of institutional land.	These fees are adjusted annually (until paid) using the Consumer Price Index (CPI) in accordance with the agreement. Fees must be paid prior to issuance of Zoning Clearance for Building Permit. This fee has been collected with all Zoning Clearances for Building Permit to date.
6.	Payment of all outstanding processing costs.	This is an ongoing requirement. At this time the developer is current with all processing costs, including submittal of Annual Review Application and deposit for Development Agreement - Annual Review.
7.	Payment of a fee in lieu of park dedication "Park Fee" of nine-thousand dollars (\$9,000) per residential unit and fifty cents (\$0.50) per square foot of each building used for institutional purposes.	These fees are adjusted annually (until paid) using the Consumer Price Index (CPI) in accordance with the agreement. Fees must be paid prior to issuance of Zoning Clearance for Building Permit. This fee has been collected with all Zoning Clearances for Building Permit to date.
8.	Prior to Final Map recordation, confirmation from Ventura County Waterworks District No. 1 that sufficient recycled water is available to serve public and community owned landscape areas. Design and construction of facilities required to deliver the reclaimed water to the project, and payment of any connection/meter fees required by the District.	If determined necessary, these improvements will be included in the Water Works District No. 1 improvement plan package and will be bonded for prior to recordation of the Final Map. At the present time, no connection points exist within the vicinity of the project.
9.	Greenbelts, open space areas, landscape areas and trails (not covered by any other section) shall be dedicated to the City, or one or more property owners associations as determined by the City.	Included on recorded Final Map.
10. (a)	Irrevocable offer of dedication of Lot 263, for permanent open space preservation purposes on the first Final Map.	Included on recorded Final Map.

NO.	REQUIREMENT	STATUS
10. (b)	Annual Payment of ten-thousand dollars (\$10,000) for permanent management, maintenance, and mitigation monitoring for open space Lot 263. The HOA shall be responsible for this perpetual obligation.	Payment of this fee commences concurrently with recordation of the final map, and annually thereafter on the anniversary of the recordation date, which was October 26, 2006. The first seven installments have been paid. This fee will be adjusted annually using the Consumer Price Index (CPI) in accordance with the agreement and the next payment is due October 26, 2014. These future annual payments have been included in the HOA budget.
10. (c)	Grant conservation easement to retain Lots 254, 255, 257, 258, 259, 260, 261, 262, 264 and 265 in predominantly open space condition. Dedication of Lot 251 to the City for permanent open space preservation and trail staging area. Prior to occupancy of the 165 th residential unit the developer shall improve the trail staging area, provide payment for perpetual maintenance, and provisions for temporary trail staging area within "A" Street right-of-way.	Included on recorded Final Map. Included on recorded Final Map. Staff will work with the applicant on the requirement for this item in the future.
11.	Provide a total of twenty (20) affordable housing units in accordance with the agreement. Payment of an in-lieu fee of seventy thousand (\$70,000) for each unit less than the required twenty (20) shall be paid prior to occupancy of the 50 th unit. Prior to occupancy of the first residential unit, the developer will enter into an Affordable Housing Agreement with the City, and pay the direct costs for preparation of the agreement up to seven thousand five hundred dollars (\$7,500).	Entitlement permits have been approved for seventeen (17) affordable units to be located southerly of the subject development. Improvement plans have been submitted for plan check, and grading is partially completed. On November 15, 2007, the developer paid the \$236,667.53 in-lieu fee for three units required prior to occupancy of the 50 th unit. The Affordable Housing Agreement was executed by the applicant and the City and recorded on December 15, 2006.
12.	Pay Air Quality Fee in the amount of one thousand four hundred forty-four dollars (\$1,444) per residential unit, and for institutional uses at a rate calculated by the Community Development Department.	This fee will be adjusted annually (until paid) using the Consumer Price Index (CPI) in accordance with the agreement. Fees must be paid prior to issuance of Zoning Clearance for Building Permit. This fee has been collected with all Zoning Clearances for residential Building Permits to date and upon issuance of final occupancy Zoning Clearances for institutional uses.
13.	Submittal and approval of an Implementation Plan to address requirements for phasing and construction responsibilities.	The original implementation plan was approved by the City Council on July 7, 2004. In January, 2008, Resmark Equity Partners, LLC purchased the project and an amended implementation plan was approved by the City Council on May 21, 2008.

NO.	REQUIREMENT	STATUS
14.	Waiver of any density bonus rights that would increase the number of dwelling units approved to be constructed on the property.	Applicant has not requested density bonus units.
15.	Agreement to cast affirmative ballots for formation of one or more assessment districts for maintenance of parkway and median landscaping and street lighting, including but not limited to all water and electricity costs. Agreement to form property owners association(s) to provide landscape, street lighting and park (if necessary) open space land, trails drainage facilities maintenance and compliance with NPDES requirements.	The required fees were collected by staff and a Landscape Maintenance District formation petition for the formation of an Assessment District has been reviewed and approved by the City Council to inaugurate an Assessment District.
16.	Payment of all City capital improvement and processing fees.	Developer is in compliance with all requirements at this time.
17.	Payment of Los Angeles Avenue Area of Contribution (AOC) Fee.	Fees must be paid prior to issuance of Zoning Clearance for Building Permit. This fee has been collected with all Zoning Clearances for Building Permit to date.
18.	Construction of regional flood control basin (Lot 259) per Walnut/Gabbert Deficiency Study, in lieu of pro rata contribution for Drainage, Sediment Transport and Flood Control Planning Mitigation Measure #4.	Basin is shown on Final Map, with capacity verified by Ventura County Watershed Protection District. Improvement plans and permits have been issued by VCWPD, construction has been completed, and the basin has been accepted by VCWPD.
19.	Payment of seventy-thousand dollars (\$70,000) to satisfy Final EIR Biological and Botanical Resources Mitigation Measures.	This fee was paid on April 7, 2006, and deposited to the Open Space Maintenance Fund (2155).
20.	Construct "A" Street from "E" Street to southern boundary prior to occupancy of 165 th residential unit, including all plan check and inspection costs, and improvement surety.	These improvements were included with project improvement plans and securities.
21.	Payment of three hundred thousand dollars (\$300,000) to satisfy Mitigation Monitoring Program Traffic and Transportation Mitigation measures. Payment of twenty-thousand (\$20,000) to satisfy Public Services and Utilities Mitigation Measures.	Effective March 1, 2005, the \$300,000 fee shall increase by one-half of one percent (0.5%) per month until paid. These fees were collected on October 28, 2005 and paid in full with indexing.
22.	Acquire at sole cost and expense the property needed to improve Walnut Canyon Road.	Plans for the Walnut Canyon improvements have been drafted, and no additional dedication is required. The Walnut Canyon improvements are complete.
23.	Construct public trail system across Walnut Canyon Road frontage of the property to connect to the trail constructed by Tract No. 4928 (County Club Estates). Maintenance to be the responsibility of the property owners association(s).	Trail requirements are per Permit Adjustment No. 2 approved November 19, 2004. Staff continues to work with the applicant on the final trail design for connecting to Tract No. 4928, (Country Club Estates).
24.	Agreement to pay any fees and payments pursuant to this Agreement without reservation.	Developer is in compliance with all requirements at this time.

NO.	REQUIREMENT	STATUS
25.	Agreement to comply with requirements for annual review of the Agreement including evaluation of Mitigation Monitoring Program.	To date, the applicant has complied with review requests and Mitigation Monitoring Program requirements.
26.	Agreement to install photovoltaic system for each residential dwelling unit, so long as City adopts a policy and standards prior to January 31, 2004 or approval of the first phase of the Final Map, whichever is later.	On February 18, 2004, City Council adopted standards which provide for voluntary installation of photovoltaic systems.

All requirements of the Development Agreement are considered in the City's review and approval process for all aspects of the development; including but not limited to, subsequent entitlement requests, public and private improvements, Final Maps, and building permits.

City Compliance with Terms of Agreement

The City's responsibilities are included in Section 7 of the agreement and include eleven (11) specific provisions, as summarized below.

NO.	REQUIREMENT	STATUS
1.	Agreement to commit reasonable time and resources on expedited and parallel processing of application for subsequent applications.	To date, City has complied with any such requests.
2.	If requested, at the developers cost, proceed to acquire easements or fee title to land in order to allow construction of required public improvements.	To date, no such request has been received.
3.	Agreement to authorize the City Manager to sign an early grading permit.	An early grading agreement was executed by the City Manager in August 2004.
4.	Agreement to process concurrently, whenever possible, all land use entitlements for the same property (so long as deemed complete).	Entitlement applications for the affordable housing project were processed concurrently.
5.	Agreement that Park Fee required per section 6.7 meets obligation for park land dedication provisions of state law and local codes.	To date, City has complied.
6.	Agreement to cooperate with developer to allow maximum tax benefits for dedication of Lot 263 for public open space.	Open Space Easement Grant Deed was recorded April 27, 2004; and a conservation easement over this land was dedicated on the recorded Final Map.
7.	Agreement to appoint affordable housing staff person to oversee the implementation of affordable housing requirements.	The Economic Development and Housing Manager oversees affordable housing requirements.
8.	Agreement to allow for a variation of five (5') feet maximum in the grades as shown on the Grading Plan exhibit, subject to approval of the Community Development Director/City Council that the overall design and visual quality would not be significantly affected.	To date, no such request has been received.

NO.	REQUIREMENT	STATUS
9.	Agreement to facilitate reimbursement to developer of any costs incurred that be subject to partial reimbursement from other developers.	To date, no such request has been received.
10.	Agreement to process a lot line adjustment to modify the common lot line between Tract 5187 and APN 500-0230-195 (Peters' parcel) to increase Peters' parcel to ten (10) gross acres, not to exceed eight-thousand eight hundred (8,800) square feet. The lot line adjustment must be filed prior to approval of the first final map.	The lot line adjustment has been approved and recorded.
11.	Agreement that affordable unit Development Fee shall be three thousand dollars (\$3,000) per unit; Park Fee shall be three thousand six hundred dollars (\$3,600) per unit, and Air Quality Fee shall be five-hundred dollars (\$500) per unit.	These fees have been included in Conditions of Approval of the affordable housing development. A request for 17 affordable units has been approved and is currently in plan check.

Evaluation of Good Faith Compliance

Based on a review of the Development Agreement Annual Review Application and the status of the project, the Community Development Director has determined that, on the basis of substantial evidence, Resmark Equity Partners, LLC has to date complied in good faith with the terms and conditions of the agreement, with the exception of completion of multi-use trail improvements in compliance with accessibility requirements of Americans with Disabilities Act, and providing required connections across the Peter's property to connect to the multi-use trails network of Country Club Estates. Work on obtaining approved plans on both of these items is currently in process.

FISCAL IMPACT

None.

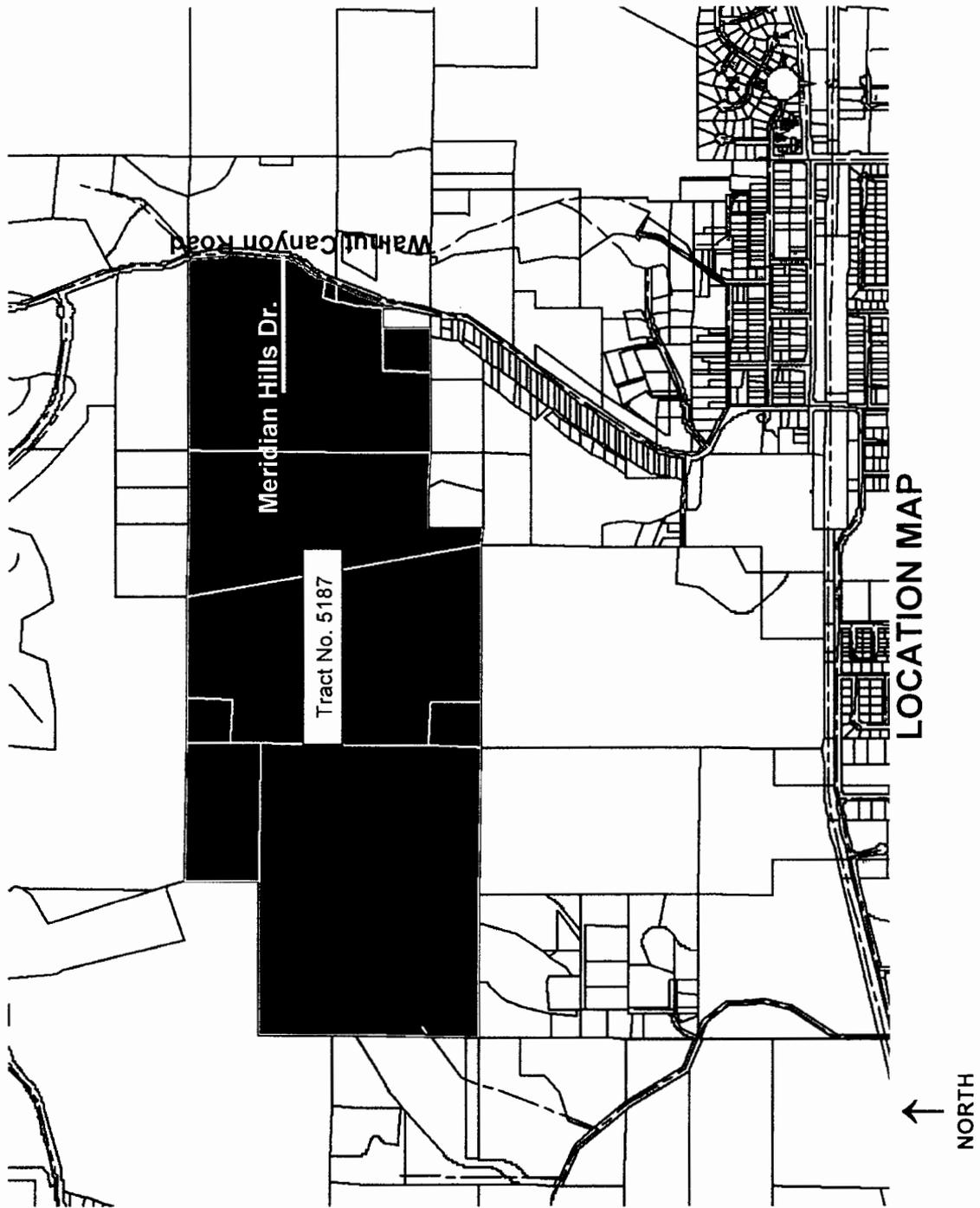
STAFF RECOMMENDATION

1. Accept the Community Development Director's Report and recommendation, and find, on the basis of substantial evidence, that Resmark Equity Partners, LLC has complied in good faith with the terms and conditions of the agreement.
2. Deem the 2014 annual review process complete.

ATTACHMENTS:

1. Location Map
2. Site Plan

3. Narrative



CC ATTACHMENT 1

MERIDIAN HILLS

IN THE CITY OF MOORPARK
TRACT No. 5187 AND 5405



- LEGEND**
- LOCATION POINTS
 - ASPHURD
 - WARDENS
 - ASPHURD WOODS (113 LOTS)
 - WARDENS WOODS (135 LOTS)
 - UNIT BOUNDARY LINE
 - LEASED LOT BOUNDARY
 - MANUFACTURED SLOPES

- LETTERED LOTS**
(TRACT NO. 5187-1)
- | LOT | PURPOSE |
|-----|-----------------------------|
| A | REC. LOT (POOL) |
| B | STREET |
| C | STREET |
| D | COMMON AREA LANDSCAPE (MOA) |
| E | STREET |
| F | COMMON AREA LANDSCAPE (MOA) |
| G | 2187-2-MOJ BAYVIEW |
| H | LANDSCAPE ASSOCIATE MO CITY |
| I | CALTRANS ROW VEGETATION |
| J | COMMON AREA LANDSCAPE (MOA) |
| K | STREET |
| L | STREET |
| M | STREET |
| N | STREET |
| O | STREET |
| P | WETLAND BASH |
| Q | WETLAND BASH #2 |
| R | REC. LOT (110 LOTS) |
| S | WETLAND BASH #1 |
| T | COMMON AREA LANDSCAPE (MOA) |

- TRACT NO. 5187-2**
- | LOT | PURPOSE |
|-----|-----------------------------|
| A | REC. LOT (TOWNS) |
| B | COMMON AREA LANDSCAPE (MOA) |
| C | COMMON AREA LANDSCAPE (MOA) |
| D | STREET |
| E | STREET |
| F | STREET |
| G | STREET |
| H | STREET |
| I | STREET |
| J | STREET |
| K | WATER WARE PND |
| L | WATERHEAD |
| M | COMMON AREA LANDSCAPE (MOA) |

- TRACT NO. 5405**
- | LOT | PURPOSE |
|-----|-------------------------|
| A | LAND-PLANTING |
| B | LAND-PLANTING |
| C | LAND-IMPROV. PLANTING |
| D | CALTRANS ROW VEGETATION |

TRACT 5187 - UNIT 1
NO. OF LOTS: 111
NO. OF LETTER LOTS: 20

TRACT 5187 - UNIT 2
NO. OF LOTS: 117
NO. OF LETTER LOTS: 14

TRACT 5405
NO. OF LOTS: 17
NO. OF LETTER LOTS: 3

22015 Palm Springs Blvd
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Hall & Foreman, Inc.
A Civil Engineers, Planners, Surveyors, & Architects
2000 Peachtree Lane, N.E. | Norcross, GA 30071 | (770) 447-1000

Street Name Exhibit
November 2, 2005

SITE PLAN

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The ResmarkSM Companies

Date: February 26, 2014

To: City of Moorpark
Joe Vacca – Senior Planner

From: Mike Zarola, Sr. Vice President, Resmark Companies

RE: Meridian Hills – Tract 5187-1 & 2
Annual Development Agreement Review

Please find below a status report regarding on-going matters and a summary of some of the issues, improvements and progress that Resmark has made over the course of the past year in the Meridian Hills project ("Project") as they relate to the Development Agreement. The number of the comment below is tied to the number shown on last year's staff report to the City Council.

- Item No. 1.
No change to last years comment.
- Item No. 2.
No change to last year's comment.
- Item No. 3.
No change to last year's comment.
- Item No. 4.
No change to last year's comment.
- Item No. 5.
No change to last year's comment.
- Item No. 6.
No change to last year's comment.
- Item No. 7.
No change to last year's comment.
- Item No. 8.
No change to last year's comment.
- Item No. 9.
No change to last year's comment.

Land and Housing Apartment Living Shopping Centers
12396 World Trade Drive Suite 308 San Diego California 92128 PHONE (858) 676-0608 FAX (858) 676-0648
Resmark.com

Annual Development Agreement Review
Meridian Hills, Tracts 5187-1&2

Item No. 10a, b & c.

No change to last year's comment.

Item No. 11.

No change to last year's comment.

Item No. 12.

No change to last year's comment.

Item No. 13.

No change to last year's comment.

Item No. 14.

No change to last year's comment.

Item No. 15.

Below are the comments from last year and there has not been any progress on this item despite numerous attempts by the Resmark team to move it forward. We have spoken with Jeremy Laurentowski and he is working to get some direction on how best to resolve this issue. Ideally, we get some traction in the next several months so that it can be finally resolved.

- a) LMD improvements were installed, and found to be per plan in 2008; however, the City has not accepted the improvements. As a result, Resmark was required to continue to maintain the slopes, streetscapes and mitigation areas at its own expense. In August 2012, the City issued substantial new corrections to the LMD facilities.
- b) The Resmark entities (and others) have been wrongfully assessed LMD fees on their ownership interest. The improvements were never accepted, the affordable housing lots were improperly charged, and the amount charged for "reserves" violated state law.
- c) The City has recognized that Resmark is due a refund of LMD charges and has asked for an accounting, and information as to how it should refund the money to Resmark and the homeowners. These were provided to the City.
- d) The Resmark entities have asked the City when it will put this item on the LMD Board (City Council) agenda, but no response has been provided to date.

Item No. 16.

No change to last year's comment.

Item No. 17.

No change to last year's comment.

Item No. 18.

No change to last year's comment.

Item No. 19.

No change to last year's comment.

Annual Development Agreement Review
Meridian Hills, Tracts 5187-1&2

Item No. 20.
No change to last year's comment.

Item No. 21.
No change to last year's comment.

Item No. 22.
No change to last year's comment.

Item No. 23.

- a. No change to last year's comment.
- b. In April 2012 Lyon submitted what was considered a final plan to the City. They continue to work with City staff to resolve plan check items.
- c. Lyon has obtained approval from the Ventura County Watershed Protection District and Caltrans for the work proposed on their plans. Still working with City Staff to obtain approvals for the plans. Several additional requests by the City have slowed the plan check process..
- d. An alternate fence detail acceptable to Caltrans has been added to the plans and is part of the Caltrans permit.
- e. The City has required the area to be landscaped and included in the LMD area for the project. Lyon is having plans prepared to reflect this request

Item No. 24.
No change to last year's comment.

Item No. 25.
No change to last year's comment.

Item No. 26.
No change to last year's comment.

Do not hesitate to contact Brent Caldwell at 949.307.3624 or Brent@CaldwellLandSolutions.com should you have any questions or require any further information.