

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

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

DATE: April 8, 2014 (CC Meeting of 4/16/2014)

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 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. Status reports have been provided at the request of the City Council on June 18, 2008, August 20, 2008, October 1, 2008 and November 5, 2008. At the March 19, 2014 meeting, an updated status report was requested for the April 16, 2014 City Council meeting. The Implementation Plan and prior status reports are attached.

DISCUSSION

A complete copy of the Amended Implementation Plan as approved by City Council on May 21, 2008, is attached. The key components of Amended Implementation Plan and the required completion deadlines are indicated in **bold** text with the current status in *italics*, as follows:

- **Final paving cap on all streets with occupied homes – by 6/30/08**
Status: Completed in 2009.

➤ **Completion of the public multi-use trail – by 7/30/08**

Status: Staff has been plan checking multiple submittals of the engineering and grading plans for the multi-use trail connection to Country Club estates, across the Peter's property since 2008. Staff believes the plans are very close to a level of approval and is awaiting resubmittal of the plan for final review and permitting. The applicant anticipates obtaining easements from Mr. Peters and obtaining building permits for work on the multi-use trail connection to the Country Club estates trail in April 2014, (additional details provided below). The applicant has also finalized a plan to correct the two steeper portions of the sidewalk that is adjacent the multi use trail within Tract 5187, within the already built multi-use trail and sidewalk areas along Walnut Canyon Road, to comply with accessibility requirements. Issuance of a permit for this corrective work is anticipated in April of 2014.

➤ **Completion of private HOA recreation facility – by 8/21/08**

Status: The applicant obtained a building permit September 12, 2008. The facility was completed, approved and turned over to the HOA on February 2, 2009.

➤ **Completion of improvements to the Peters' driveway at the intersection of Walnut Canyon Road– 7/30/08**

Status: Staff has plan checked the engineering and grading plans for the multi-use trail crossing the Peters' driveway and connecting to the Walnut Canyon Road intersection and returned the plans to the applicant on May 19, 2008. Staff is awaiting resubmittal of the plan for final review; the applicant has not resubmitted the plans because they are working with Mr. Peters to obtain the necessary easements for the trail crossing the driveway and connecting the multi-use trail to the existing trail on the Toll project and across Walnut Canyon Road to the existing trails of the Moorpark Highlands project. As stated above, the applicant is grading an internal driveway on the far western portion of the Peters' property, which must be completed before Mr. Peters will discuss trail easements. William Lyon Homes has plans in plan check with the City for the construction of the multi-use trail connection from the Meridian Hills project, north to the Country Club Estates multi-use trail, across the Peter's property.

On January 8, 2014, Mr. Roberto Cabello-Argandoña sent an email to City Council and staff titled: "Grading and landscaping of both sides, north and south of entrance of 7177, 7189, 7155 ,7193 of Walnut Canyon Rd. Moorpark 93021." The email indicated that the property owners that are neighbors of Meridian Hills Gated Community, Tract 5187, (directly to the north of Tract 5187) request that the construction of the trail improvements across the Peter's property include landscaping both sides, (north and south), of the Peter's driveway entrance, [to properties of 7177, 7189, 7155 ,7193 of Walnut Canyon Rd. Moorpark 93021].

On Friday, January 24, 2014, the City Engineer/Public Works Director, informed the applicant (William Lyon Homes) that a correction was added on the latest grading plans for the multi-use trail construction, requiring landscaping and irrigation be provided in the flat dirt areas between Walnut Canyon Road and the top of Walnut Canyon drainage channel, on both sides (north and south), of the Peter's driveway entrance; and also indicated that the landscaping and irrigation plans need to be submitted (not approved) for review prior to the issuance of the grading permit for the multi-use trail construction. William Lyon Homes has submitted landscaping plans for review to comply with this requirement.

On April 1, 2014, the City finalized the fifth (5th) plan check on William Lyon Homes plans for improving the multi-use trail across the Peter's property. On April 2, 2014, staff met with William Lyon Homes and Resmark representatives, their engineer and Mr. Russ Peters and his attorney David Tredway, to review the final (5th) plan check corrections in an effort to collaborate any final questions prior to having mylars prepared for City's final review and final approval. Issuance of a permit for this work is anticipated in April of 2014.

➤ **Install security fencing and "No Trespassing Signs"- by 6/30/08**

Status: Staff approved a zoning clearance for the interim fencing plan for the Resmark property on June 23, 2008. The plan includes six-foot tall tube steel fencing along Walnut Canyon Road to secure the Tract 5405 property. The plan also calls for a combination of six-foot tall chain-link and six-foot tall tube steel fencing, with tube steel gates across streets, including installation of keyed pedestrian access gates to allow pedestrian access for existing residents through the undeveloped portions of the project. Wood fencing was not approved for use as a fencing material as part of the approved interim fencing plan. Construction of the interim fencing was completed on August 15, 2008.

➤ **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, landscaping management and maintenance crews and the applicant's contracted staff from Impact Sciences to review existing landscaped areas and deficiencies. On August 8, 2012, staff provided a corrective punch list on landscaping and irrigation deficiencies within the proposed Landscape Maintenance District areas and the letter directed the applicant to work on enhancing landscaping areas to achieve compliance with the approved landscaping and irrigation plans. The applicant has not called for a re-inspection, however, staff has continued to monitor this closely as this item has no distinct deadline, and is an ongoing maintenance item. Staff is working on establishing a contract with a Landscape architect to have a new punch list of corrective items prepared for landscape areas within the Landscape Maintenance District, in an

effort to have the landscaping finalized and the maintenance of the district areas accepted by the City.

- **Dust and soil erosion control for the remaining phases - Ongoing**
Status: Staff continues to monitor this closely as this item has no distinct deadline, and is an ongoing maintenance item. The applicant continuously monitors annual storm water control maintenance on the site including the hydro-seeding of bare areas and appropriate best management practices with the use of sand bags and soil stabilizers. The applicant completed all required storm season erosion control measures for the 2013/2014 storm season.
- **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. They have maintained a positive fund balance on this project.
- **The property must be in full compliance with the adopted Fuel Modification plan on file – by 6/1/08**
Status: Staff continues to work with 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 was in compliance with the June 1, 2013 deadline for clearing of vegetation and in compliance with the fuel modification plan. 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: Public works staff has inspected the existing street lighting and has determined that it is installed per the approved plans.
- **Provide a final acceptance letter from Ventura County Watershed Protection District to verify that the newly constructed VCWPD basin is accepted – by 6/30/08**
Status: Completed and accepted by Ventura County Watershed Protection District on August 25, 2011.

Meridian Hills Project Update

On April 2 and 3, 2014, the applicant, Brent Caldwell, representing Tri-Pointe Homes, provided emails to staff and outlining the status of their efforts on Meridian Hills project. Mr. Caldwell's updates are as follows:

- *Brent Caldwell, representing Tri-Pointe Homes, met with staff to confirm the ability for permitting and locating the new models on Shadow Wood Drive. The lots are Tr. 5187-1, Lots 120-123 and 5187-2, Lots 113-115. Details of the model complex will be determined once the landscape plans have been prepared.*
- *Tri-Pointe Homes met with staff to confirm that the architecture as revised with omission of chimneys and use of direct vent gas fireplaces was acceptable to the Planning Dept. Staff determined that a Permit Adjustment application would be required for this minor change.*
- *Resmark has authorized the updating of the previously approved architecture and the process is almost complete (for submittal to plan check by Tri-Pointe Homes).*
- *At the regularly scheduled HOA meeting on March 6th, 2014, there were some concerns raised about the HOA landscaping. A walk through was scheduled for March 21 to walk the areas of concern and determine a course of action. Lordon (the HOA manager), Valley Crest (landscape maintenance company), Brent Caldwell, Ziv Cohen (Resmark), Steve Borden (resident and Board Member) and several residents walked all of the paths and slopes. Out of this effort, new methods were developed and an RFP was requested to augment Valley Crest's time each week to increase their time on site. There is another walk-through scheduled for April 11, to review the efforts of Valley Crest and determine next and on-going steps for the landscaping of the slopes.*

Staff will attempt to obtain an update prior to the April 16 City Council meeting.

Tract No. 5187 Meridian Hills Homeowners Association Landscape Areas

On April 8, 2014, Jeremy Laurentowski and Joe Vacca met with residents and walked the HOA maintained landscape areas within Meridian Hills Tract No. 5187 and inspected the maintenance conditions of the HOA areas. Staff recognized the following deficiencies:

- Irrigation problems and overspray.
- Presence of dead, stunted or missing plant materials, (including trees, shrubs and groundcover).
- Presence of dead swaths within ground cover and/or turf lawn landscaping areas.
- Presence of dead, stunted or missing street trees, (including inconsistent tree staking).

- Presence of plant fertilizer staining on the sports court.
- Lack of maintenance of Tract No. 5187 Meridian Hills secondary emergency access roadway (Peter's property driveway) broken sand bags, cracks in pavement with weeds growing in the cracks.
- Slope failure on the outside edge of the multi-use trail leading to the Peter's driveway that consists of a wash out gully that has formed and is approximately two feet in width, and drains down into the Walnut Canyon. This washed out portion of the trail is located where a prior fix of the same problem had occurred, and it needs additional repair work at this time.

All of these landscaping and maintenance deficiencies within the HOA maintained areas need to be addressed by the property owner immediately. Staff will be working with the property owner on a schedule for compliance.

FISCAL IMPACT

All surety bonds originally posted for all of the improvements required as part of the subdivision remain in place and are sufficient to ensure completion of the tract improvements.

Several deposits have been completed to City of Moorpark for condition compliance to cover staff costs associated with monitoring progress related to administering the Implementation Plan. Also, deposits have been completed to City of Moorpark for the Modification No. 1 to Residential Planned Development Permit No. 1999-02 to cover staff costs associated review of the entitlement application. The fund is current but, 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 report.

Attachment: Amended Implementation Plan, May 21, 2008

CITY OF MOORPARK, CALIFORNIA
City Council Meeting

of 5-21-2008
ACTION: Approved staff
Recommendation Directed
staff to provide status report
by 6/1/08
By: m. Renee

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

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

DATE: May 7, 2008 (CC Meeting of 05/21/08)

SUBJECT: Consider Approval of the Proposed Amendment to the 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 January 10, 2008, William Lyon Homes verbally informed City staff that their company's interests in the unbuilt portions of the Meridian Hills project (183 lots in Tract 5187 and 17 lots in Tract 5405) had been completely transferred to Resmark LLC, (ORA-Ashford 94, LLC). This transaction took place in violation of the terms of the Development Agreement for this project, which requires City Council approval of an amendment to the Implementation Plan to address the responsibilities of a new owner prior to the transfer of ownership. On March 25, 2008, William Lyon Homes submitted a formal application to the City seeking approval of an amendment to the Implementation Plan.

A draft Implementation Plan was presented to the City Council at its April 16, 2008 meeting, at which time the item was continued to allow additional time for the residents to review the plan.

CC ATTACHMENT

DISCUSSION

The intent of an implementation plan is to identify responsibility for grading and improvements associated with the development of Tract 5187 and Tract 5405. In support of this, the plan establishes a method for ensuring that sureties remain in place and improvements are provided in the event that the developer sells portions of the project to other developers prior to the installation of these improvements. While Resmark, LLC., (ORA Ashford 94, LLC), has indicated that they plan to hold the property without selling off portions of the project until such time as conditions for residential construction become more favorable (at least 2 years according to Resmark), the required implementation plan will ensure a smooth transition of rights and responsibilities in the event that an unforeseen change results in the sale of any or all of the project to another entity.

In order to ensure that the area is safe, functional, and livable for the residents of the 65 completed homes, staff has included a timeline for completion of the following items within the Amended Implementation Plan.

- final paving cap on all streets with occupied homes
- completion of the public multi-use trail
- completion of private recreation facility if wanted at this time by HOA
- completion of improvements to the Peters' driveway
- security fencing around the remaining phases
- landscaping enhancements to areas visible from public rights of way
- dust and soil erosion control for the remaining phases

Surety bonds have been posted for all of the improvements required as part of the subdivision. 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.

Since the April 16, 2008 City Council meeting, staff has met with the ad hoc committee and homeowners to further refine the draft Implementation Plan. In response to the issues raised at these meetings, the following items have been added to Part Two-B of the plan:

20. A \$25,000 deposit from ORA Ashford 94, LLC. to City of Moorpark is required for condition compliance.
21. "No Stopping Anytime" signs must be posted on Meridian Hills Drive to the satisfaction of the City Engineer.
22. The property must be in full compliance with the adopted Fuel Modification plan on file.
23. The existing wood fencing within the project must be removed.
24. Existing street lighting plans for the developed areas of the project must be provided for review by the City Engineer and Planning Director. Additional street lighting or relocation of existing street lighting may be required, as determined necessary.

A courtesy notice of this meeting was sent to all homeowners in Tract 5187-1&2. In addition, a sign board notice was installed at the pool and recreation facility lot, located at the primary gated entrance to the developed residential lots.

FISCAL IMPACT

None. A \$25,000 deposit from ORA Ashford 94, LLC. to City of Moorpark is required 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

Approve the Amended Implementation Plan for improvements to Tract Nos. 5187-1&2 and 5405, subject to review of final language and determination of satisfactory financial capacity by the City Manager and City Attorney.

ATTACHMENTS:

1. Draft Amended Implementation Plan for the Meridian Hills Residential Development Project Tract Nos. 5187-1&2, and 5405
 - Part One:
 - Part Two-A
 - Part Two-B

AMENDED IMPLEMENTATION PLAN
MERIDIAN HILLS RESIDENTIAL DEVELOPMENT PROJECT
TRACT 5187-1&2 AND 5405
PART ONE

Introduction

Subsection 6.13 of the Development Agreement for Tract 5187 states:

Prior to approval of the first grading permit for the Property, or approval of the first final map of Tract 5187, whichever occurs first, Developer shall submit and gain approval from City Council of an Implementation Plan. The Implementation Plan shall address the requirements for phasing and construction responsibilities of Developer and any successors including sureties for performance for all grading, construction of storm drains and utilities, private and public streets, and other private and public improvements on or offsite required by Tract 5187, RPD 99-2, and this Agreement. The Implementation Plan shall also address the entities responsible and method and timing of guarantee for each component of Developer's obligations pursuant to Tract 5187, RPD 99-2, and this Agreement and Developer's obligation for a Trail Staging area as referenced in Subsection 6.9 of this Agreement. The approval of the Implementation Plan and any Amendments thereto shall be at the City Council's sole discretion. Prior to sale or transfer of ownership of any portion of Tract 5187 (except individual lots after construction of houses), Developer shall seek City approval of an amendment to the Implementation Plan to address the responsibilities of each entity.

The Amended Implementation Plan is between the City of Moorpark and ORA Ashford 94, LLC, as successor to William Lyon Homes, Inc. ORA Ashford 94, LLC is a single successor managed by Resmark Equity Partners, LLC based in Los Angeles, California.

This Amended Implementation Plan will supersede the Implementation Plan between the City of Moorpark and William Lyon Homes, Inc., originally approved by the City of Moorpark City Council on July 7, 2004. This Amended Implementation Plan for Tract Nos. 5187-1&2 and 5405 addresses the following matters as required by subsection 6.13 of Development Agreement between the City of Moorpark and West Pointe Homes, Inc. dated January 23, 2003:

- Construction Phasing and Responsibilities by ORA Ashford 94, LLC., as successor to William Lyon Homes, and West Pointe Homes, and any subsequent single successor.
- Sureties for performance for all grading, construction of storm drains, sewer, water and other utilities, private and public streets and other private and public improvements on or offsite as required by the Development Agreement and Conditions of Approval for Tract 5187-1&2 and Tract 5405.

CC ATTACHMENT 1

- Entities responsible, and method and timing of guarantee for each component of Tract Nos. 5187-1&2 and 5405 RPD Permits 1999-02 and 2003-01 (Project).

Transfer of Responsibility

ORA Ashford 94, LLC, will be responsible for the remaining obligations as required by the Development Agreement, Conditions of Approval, and Affordable Housing Purchase and Sale Agreement for Tract Nos. 5187-1&2 and 5405, notwithstanding the fact that ORA Ashford 94, LLC does not own all of the lots in the Tracts identified in the Development Agreement. If ORA Ashford 94, LLC, chooses to sell any remaining portion of the Project, the Surety Bonds securing completion of the noted improvements for Tract 5187-1&2 and 5405 are to remain the obligation of ORA Ashford 94, LLC, until an amendment to the Implementation Plan is approved by the City Council and the Surety Bonds are thereafter replaced, reduced, or exonerated to the satisfaction of the City Council. Any current owners of the property covered by the Development Agreement and any successors in interest to all or part of the Project understand that construction of and/or occupancy permits for units may be withheld, regardless of whether ORA Ashford 94, LLC owns the units at issue, if ORA Ashford 94, LLC or its successors to this Implementation Plan have not completed the improvements associated with such units.

ORA Ashford 94, LLC, will be responsible for the required improvements for Tract Nos. 5187-1&2 and 5405, including, but not limited to:

1. Holding of an election within 60 days of existing homeowners to determine if the majority prefer to have the recreation facilities and landscaping associated with HOA recreation Lot A of Tract 5187-2 developed at this time, providing an estimate of what the increase in HOA dues would be for maintenance. Obtaining of building permits and completion of this improvement to the City's satisfaction within 90 days of the election if a majority of the homeowners support completion of this improvement at this time. If the majority vote is opposed to full improvements of the recreation facilities at this time, then an interim landscaping and irrigation plan including trees, shrubs and ground cover, must be provided to the City for review and approval and landscaping installation must be complete within 90 days of the election.
2. Enhancement of all common landscaping areas that are visible from public Rights of Way, per the approved landscaping plans on file, to the satisfaction of the Planning Director, Director of Parks, Recreation, and Community Services, and Public Works Director/City Engineer.
3. Provision of sureties for performance for all requirements for grading, construction of storm drains, sewer, water, and other utilities, private and public streets and other private and public improvements on or offsite as

required by the Development Agreement, Conditions of Approval, and Affordable Housing Agreement for Tract Nos. 5187-1&2 and 5405.

4. Completion of required improvements to Walnut Canyon Road including the installation of the multi-use trail.
5. Completion of required improvements associated with the construction of Meridian Hills Drive.
6. Provision of required Open Space dedications per the Development Agreement.
7. Installation of required Common Landscaping throughout the Project.
8. Completion of grading within the Project area, to establish areas graded to an average elevation, consistent with the approved plans, in preparation for fine grading prior to construction of structures, and a spine network of streets to serve those areas including improvements within Tract 5187-1 on High Country Place and Canyon Wren Court including required grading for lots 21-34, dry utilities (gas, electric, cable, phone) for lots 1-34, and wet utilities for lots 21-34.
9. Completion of required Multi-use Trail and Public Trailhead improvements.
10. Completion of utility installation within phase 1 of Tract 5187 of sufficient capacity, and including "stub-outs," to serve phase 2 of Tract 5187 of that tract; including remaining improvements within Tract 5187-2 including the completion of the dry utilities on Ridgemark Drive and Ridgemark Court (lots 56-81 and 130-131) and Lone Trail Place (lots 82-88), a portion of Mammoth Peak (lots 53-55, and 90-94), Highgrove Place (lots 36-44), Deer Grass Court (lots 45-52), lettered lots K and L. The wet utilities within Tract 5187-2 are complete except for lettered lot K.
11. Completion and maintenance of EIR mitigation measures for the Project.
12. Maintenance of common areas until such time as these areas are accepted by the Homeowners Association or other applicable governing agencies.
13. Completion of construction and maintenance of the required flood control and other drainage improvements.
14. Continuation of meeting and complying with requirements for the design, installation, monitoring, and maintenance of facilities to meet NPDES requirements.

15. Completion of all required public improvements in Tract 5405 including but not limited to streets, soil nail wall, retaining walls, and sound walls; and maintain the main lines for the wet and dry utilities which have been installed to ensure they are in a good state of repair.
16. Construction of the improvements for the trail staging area per section 6.10c of the Development Agreement to be completed prior to occupancy of the 165th residential unit for Tract No. 5187.
17. Compliance with section 6.11 of the Development Agreement and its related requirements set forth in the Affordable Housing Purchase and Sale Agreement recorded on December 15, 2006.
18. Provision of a site security program which includes the 24-hour response and dissemination of security telephone number to the existing residents and City staff.
19. Any additional improvements associated with the development of the Project, as deemed necessary by the City Engineer or Planning Director to protect the public health, safety and welfare.

**AMENDED IMPLEMENTATION PLAN MERIDIAN HILLS RESIDENTIAL DEVELOPMENT PROJECT
TRACT 5187-1&2 AND 5405 PART TWO-A**

The following community enhancements and improvements within the Meridian Hills Community are in progress and/or will be performed by ORA Ashford 94, LLC, or a single assignee within the timeframes below:

Tract 5187*(Items originally presented to applicant in a City Engineering Memo dated March 5, 2008)	Required Completion Date**
1 Erosion found: multi-use trail north of site near Pete Peter's driveway. Must secure site for safety immediately. Once area is protected, remediate eroded area monitored by soils engineer and our office and provide reports to engineering for review.	Pending City Approval and 7/30/08
2 Erosion found: desilting basin #3 Easterly end of basin is failing. Need to reconstruct basin and riprap areas per plan and apply all BMP's in correct location. Provide all proper soils monitoring and reports (See sheet 24 of dwg 05-ML-10781).	6/30/08
3 Slope erosion found: Hillside behind residential lot 15 on Mammoth Peak Drive. Remove visqueen and remediate eroded area monitored by soils engineer and our office and provide geotechnical report.	6/30/08
4 Erosion found at upstream end of drainage basin of Lot Q. (See sheet 12 of dwg 05-ML-10781). Removal of mat and re grade and reconstruct mat and basin per plan. All work shall be monitored by soils engineer and our inspector and provide reports.	6/30/08
5 Outlet channel at end of Meridian Hills Drive as shown o sheet 24 of dwg05-ML-10781. Weep holes are required to be installed in trapezoidal channel to drain the channel dry.	6/30/08
6 The parkway is eroding along the southerly side of Meridian Hills Drive westerly of Ridgemark Drive. All soil removal and replacement remediation work shall be monitored by soils engineer and our inspector and provide reports.	6/30/08
7 Completion of V-ditches and grading as shown on sheet 19A & 20A of 05-ML-10781. All grading shall be monitored by soils engineer and our inspector and provide reports.	6/30/08
8 Downstream end of Lot Q drainage basin: Standing water in basin. Basin shall be regraded to drain per approved plans. All grading shall be monitored by soils engineer and our inspector and provide reports.	6/30/08
9 Additional fencing required to secure site to prevent access at westerly end of Meridian Hills Drive.	6/30/08
10 General Clean up of onsite and offsite trash and removal of all illegal dumping debris. Site shall be cleaned -up immediately.	ongoing
11 Clean up of debris within all V-ditches.	ongoing
12 Replace BMP's, remove all broken sand bags. Remove all silt at chevrons, clean streets with street sweeper.	ongoing
13 Gate to Ventura County Watershed Protection District basin shall be secured immediately and shall remain locked at all times.	ongoing
14 All gates for access areas shall be secured each and every day. Gate to HOA basin along Walnut Canyon Road shall be secured immediately.	ongoing

**AMENDED IMPLEMENTATION PLAN MERIDIAN HILLS RESIDENTIAL DEVELOPMENT PROJECT
TRACT 5187-1&2 AND 5405 PART TWO-A**

Tract 5405* (Items originally presented to applicant in a City Engineering Memo dated March 5, 2008)	Required Completion Date**
1 Hillside repair at back of lot No. One (1). Please provide soils monitoring report of correction to engineering for review	6/30/08
2 Completion of trapezoidal grass swale at south location of site. The visqueen swale is no longer acceptable and the permanent grading and drainage facility is required as shown on the approved plans.	6/30/08
3 General clean up of onsite trash.	ongoing
4 Clean up of debris within all V-ditches.	ongoing
5 Replace BMP's, remove all broken sand bags. Remove all silt at chevrons, clean street with street sweeper.	ongoing
6 Any and all other conditions, bonds, and/or timing of improvements for the property per the Development Agreement and Conditions of Approval.	ongoing

*All items are to be completed to the satisfaction of either the City Engineer, City Planning Director or both.

**All dates are subject to inspections and collaboration with the various governing agencies.

