



# STAFF REPORT

## CITY of YORBA LINDA

### PUBLIC WORKS DEPARTMENT

**DATE:** JULY 19, 2022

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** JAMIE LAI, P.E., DIRECTOR OF PUBLIC WORKS / CITY ENGINEER  
**PREPARED BY:** JOSE ROMANI, ASSISTANT ENGINEER

**SUBJECT:** ALTRUDY LAKEVIEW SENIOR APARTMENTS – IMPROVEMENT CASH SECURITY RELEASE

### **RECOMMENDATION**

It is recommended that the City Council authorize the City Clerk to:

1. Release 90 percent of the original cash security amount for Altrudy's offsite Lakeview Avenue street improvements for Faithful Performance/Labor & Materials and retain 10 percent of the original cash security amount for a one-year warranty period; and
2. Release 90 percent of Altrudy's Grading cash security and retain 10 percent of the original cash security amount for a one-year warranty period; and
3. Release, in one year (July 19, 2023), if no liens have been filed and a satisfactory final warranty inspection, the remaining 10 percent of the offsite Faithful Performance / Labor & Materials cash security and Grading cash security for Altrudy; and
4. Release 100 percent of the original cash security amount for Trueblood house renovation.

### **BACKGROUND**

Altrudy Senior Apartments is a 48-unit property, developed by C&C Development with the Orange Housing Development Corporation. The general detail for the development as it applies to the proposed cash security release is outlined below:

Developer:	Yorba Linda Altrudy LP (C & C Development Co., LLC)
Number of Parcels:	1 Numbered Parcels
Acreage:	2.42 Gross Acres
Zoning:	"Multi -Family" district of the Town Center Specific Plan
Location:	Lakeview Ave, north of Lemon Drive

On December 18, 2018, the City Council entered into an affordable housing agreement with Orange Housing Development Corporation and the same developer, C&C Development Co., LLC, to not only construct the 48-unit affordable senior housing project on the Altrudy property but to also renovate the Trueblood House for public use. As a condition of approved Design Review (DR) 2019-07 and Conditional Use Permit (CUP) 2019-11, a separate surety was collected for the grading and improvement under the Trueblood house renovation.

## **DISCUSSION**

Public Works performed final inspections and has determined that this work has been completed in accordance with the accepted plans and conditions of approval. The table below summarizes the current and requested release amounts of the sureties.

Table 1: Cash Security Summary

<b>Cash Security</b>	<b>Cash Security Amount</b>	<b>Release Amount</b>	<b>Warranty Amount</b>
<u>Offsite Lakeview Ave Street Improvements</u> Faithful Performance/ Surety / Labor & Materials Surety	\$455,000.00	<b>\$409,500.00</b>	*\$45,500.00
<u>Onsite Precise Grade Improvements (GP19-022)</u> Grading Surety	\$910,000.00	<b>\$819,000.00</b>	*\$91,000.00
<u>Trueblood (GP19-023)</u> Grade and Improvement surety	\$500,000.00	<b>\$500,000.00</b>	\$0.00

*\*10% Warranty retention to be released after one year per condition of approval, pending a final warranty inspection and if no liens have been filed (estimated July 19, 2023). No warranty will be held for Trueblood since it was completed prior to 2021.*

## **FISCAL IMPACT**

There is no direct fiscal impact from releasing the developer-provided sureties as listed above.

## **ALTERNATIVES**

Do not release the project sureties. This alternative is not recommended as the work performed was found to be in substantial compliance with the terms of the subdivision improvement agreement, conditions of approval and the accepted improvement plans.

**ATTACHMENTS**

1. Attachment 1 - Vicinity Map