



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: APPROVAL OF FINAL PARCEL MAP NO. 2010-138, PETERSON

RECOMMENDATION

It is recommended that that the City Council:

1. Approve Parcel Map No. 2010-138 and authorize the City Clerk to certify the record map upon completion of any technical corrections required by the City Engineer; and
2. Authorize the Mayor to sign and the City Clerk to attest the Subdivision Improvement Agreement, and authorize the City Clerk to accept the following bonds:

<u>Bond</u>	<u>Bond No.</u>	<u>Amount</u>
Performance Bond	PB11510900471	\$68,000.00
Labor & Materials Bond	PB11510900471	\$68,000.00
Grading Bond	PB11510900470	\$25,000.00

BACKGROUND

Parcel Map 2010-138 subdivides, for residential proposes, 1.813 acres of property into two (2) parcels for the development of two (2) single family homes. The general detail for the planned subdivision is outlined below:

Developer: Robert Kerry Peterson and Debra Lynn Peterson

Number of Parcels: 2 Numbered Parcels

Acreage: 1.813 Gross Acres

Zoning: RE (Residential Estate)

Location: West side of Lakeview Avenue, between Buena Vista Avenue and Heather Way

DISCUSSION

The conditions of approval, per Planning Commission Resolution No. 5340, require the posting of a security to ensure completion of grading and other private improvements in conformance with the accepted engineered plans to the satisfaction of the City Engineer. The rough grade plan has been signed and accepted by the City Engineer. The Final Map was reviewed by staff and is in substantial conformance with Tentative Parcel Map 2010-138.

Approval of a Parcel Map is a ministerial action under the Subdivision Map Act and the City's ordinance – Title 17. Staff must demonstrate that all conditions of the map have been satisfied or are secured pursuant to a Non-Subdivision Improvement Agreement. Staff has determined that the Parcel Map is complete for final approval upon execution of the Non-Subdivision Improvement Agreement. and all fees were paid by the applicant.

FISCAL IMPACT

There is no fiscal impact resulting from releasing the developer-provided sureties as summarized in the recommendation.

ALTERNATIVES

Continue this item for additional discussion.

ATTACHMENTS

1. Attachment 1: Vicinity Map
 2. Attachment 2: Final Map
 3. Attachment 3: Non-Subdivision Improvement Agreement
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