



# STAFF REPORT

## CITY of YORBA LINDA

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### PUBLIC WORKS DEPARTMENT

**DATE:** NOVEMBER 15, 2022

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

**FROM:** JAMIE LAI, P.E., DIRECTOR OF PUBLIC WORKS / CITY ENGINEER  
PREPARED BY: REGINA HU, P.E., PRINCIPAL CIVIL ENGINEER

**SUBJECT:** APPROVAL OF FINAL TRACT MAP NO. 18123 (SHEA HOMES  
"SAFFRON")

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### **RECOMMENDATION**

It is recommended that the City Council:

- (1) Approve Final Tract Map No. 18123 and authorize the City Clerk to certify the record map upon completion of any technical corrections required by the City Engineer.

### **BACKGROUND**

Developer: SHEA HOMES

Number of Parcels: 23 numbered lots

Acreage: 12.10 Net Acres (13.10 Gross Acres)

Zoning: R-PD (1.77 du/ac)  
Single Family Residential – Planned Development

The project site is located along Bastanchury Road and is bounded by Lakeview Avenue on the north, Casa Loma Avenue to the west, Eureka Avenue to the east, as illustrated in Attachment 1.

### **DISCUSSION**

Municipal Code requirements pertaining to subdivisions (Tract Maps and/or Parcel Maps) are governed by the Subdivision Map Act (State of California Government Code § 66410 – 66499.58), and Title 17 (Subdivisions of Land) of the Yorba Linda Municipal Code. Furthermore, all subdivision maps shall comply with the provisions of the City Zoning Code, and all other ordinances, statutes and laws pertaining to the use, sale, leasing, or subdivision of land.

The conditions of approval as approved in Planning Commission Resolution No. 5455 for Amended Vesting Tentative Tract Map (VTTM) No. 18123 require the posting of a security

to ensure completion of improvements in conformance with the street improvement plans to the satisfaction of the City Engineer. City Council approved the Subdivision Improvement Agreement and accepted security bonds for VTTM No. 18123 on July 19, 2022. With substantial completion of storm drain and interior roadway improvements, portions of the security bonds were reduced on October 18, 2022 by the City Council.

The final street improvement and grading plans to be constructed in the public right-of-way and on-site have been reviewed and signed by the City Engineer. The Final Tract Map 18123 was reviewed by staff and the City's consultant surveyor (City Surveyor) and is in substantial conformance with VTTM No. 18123. All fees that are required prior to map recordation have been paid by the applicant.

Approval of a Tract Map is a ministerial action under the Subdivision Map Act and the City's municipal code since the following conditions have been met:

- Compliance with the conditions imposed by the City with the approval of the VTTM No. 18123.
- Substantial conformance with the approved VTTM.
- Substantial completeness of the Final Tract Map submitted.

It is therefore recommended that the City Council approve Final Tract Map No. 18123 (Attachment 2).

### **FISCAL IMPACT**

The costs of processing, filing, and recording these documents will be recovered from developer deposits currently on account with the City. Any remaining balance will be refunded upon project closeout. All required site improvements will be constructed at the developer's expense.

### **ALTERNATIVES**

The proposed recommendation to accept the Final Tract Map is a ministerial (non-discretionary) action as all conditions required prior to the acceptance and recordation of the Final Tract Map related to this development have been fulfilled.

### **ATTACHMENTS**

Attachment 1 - Vicinity Map  
Attachment 2 - Final Tract Map No. 18123

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