

ZELMAN DEVELOPMENT CO.

2400 E KATELLA AVE, SUITE 760, ANAHEIM, CA 92806 • TELEPHONE (213) 533-8100 • FAX (213) 533-8118

September 27, 2022

City of Yorba Linda
Public Works/Engineering
4845 Casa Loma Avenue
Yorba Linda, CA 92885

RE: Yorba Linda Town Center

Subject: PM 2015-113 Town Center Revised Fees

Dear Mr. Matt Simonetti,

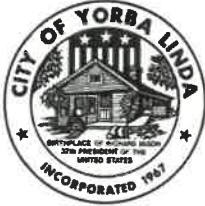
According to our accounting records Zelman Development Co. is eligible to receive a reimbursement in the amount of \$68,268.24. I have attached Mr. Simonetti's letter dated 2/27/2019 which provides details for the amount requested. This detail coincides with our internal project records.

Please let us know if you need anything further. We appreciate your help with this matter. Please send a check for payment made payable to Zelman Development Co. at 2400 E. Katella Ave, Suite 760, Anaheim, CA 92806.

Sincerely,



Brett Foy
Co-President
Zelman Development Co.



CITY OF YORBA LINDA

4845 Casa Loma Avenue
CALIFORNIA 92885-8714

(714) 961-7170
FAX (714) 986-1010

PUBLIC WORKS / ENGINEERING

February 27, 2019

Zelman Yorba Linda, LLC
Attn: Brett Foy
515 S. Figueroa St. Suite 1230
Los Angeles, CA 90071

SUBJECT: PM 2015-113 Town Center Revised Fees

Dear Mr. Foy:

All fees, deposits and bonds shall be paid and posted to the City of Yorba Linda prior to the issuance of a certificate of occupancy. Make checks payable to the City of Yorba Linda as noted below.

1. Street Improvement Fees

Street Improvement Plan Check SI16-002 103.5 hours	
Street Improvement Plan 60% of plan check	*\$7,141.50
Storm Drain Plan 40% of plan check	
58% City	*\$2,761.38
42% Zelman	\$1,999.62
Construction cost estimate \$3,374,000.00	
Inspection Fee (2% of construction cost estimate \$67,480.00)	
Street Improvement 60% of inspection	*\$40,488.00
Storm Drain 40% of inspection	
58% City	*\$15,655.36
42% Zelman	\$11,336.64
Subtotal	\$79,382.50

2. Parcel Map Fees

Map Check	\$2,123.00
Deposit PAID February 22, 2016	<\$500.00>
Subtotal	\$1,623.00

*Subject to reimbursement per Subdivision Improvement Agreement recorded in official records, Orange County dated 12/20/2016.

3. Grading Permit Fees (Rough Grade Site GP16-044)

Grading Plan Check (50 hours)	\$5,750.00
20% Admin Fee	\$1,150.00
Grading Permit Issuance Fee	\$53.00
Records Retention Fee	\$30.00
Grading Plan Check PAID March 20, 2017	<\$6,500.00>
Grading Plan Check PAID July 20, 2017	<\$6,500.00>
Grading Inspection Fee	\$17,381.20
Grading Inspection PAID March 20, 2017	<\$17,381.20>
Grading Inspection PAID July 20, 2017	<\$17,381.20>

Subtotal **<\$23,398.20>**

4. Grading Permit Fees (Rough Grade Parking Structure GP16-050)

Grading Plan Check (22 hours)	\$2,530.00
20% Admin Fee	\$506.00
Grading Permit Issuance Fee	\$53.00
Records Retention Fee	\$30.00
Grading Plan Check PAID March 20, 2017	<\$3,119.08>
Grading Plan Check Deposit PAID April 27, 2016	<\$2,000.00>
Grading Inspection Fee	\$4,226.08
Grading Inspection PAID July 20, 2017	<\$4,226.08>

Subtotal **<\$2,000.08>**

5. Grading Permit Fees (Precise Grade Plan Overall Site GP16-065)

Grading Plan Check (86 hours)	\$9,980.00
20% Admin Fee	\$1,996.00
Grading Permit Issuance Fee	\$53.00
Records Retention Fee	\$30.00
Grading Plan Check Deposit PAID July 5, 2016	<\$2,000.00>
Grading Plan Check PAID March 20, 2017	<\$7,950.00>

Subtotal **\$2,109.00**

6. Grading Permit Fees (Precise Grade Plan Theater GP16-073)

Grading Plan Check (30 hours)	\$3,450.00
20% Admin Fee	\$690.00
Grading Permit Issuance Fee	\$53.00
Records Retention Fee	\$30.00

Subtotal **\$4,223.00**

7. Grading Permit Fees (Precise Grade Plan Parking Structure GP16-109)

Grading Plan Check (15.5 hours)	*\$1,782.50
20% Admin Fee	*\$356.50
Grading Permit Issuance Fee	*\$53.00
Records Retention Fee	*\$30.00
Subtotal	\$2,222.00

8. Other Fees

Master Plan of Drainage	\$126,994.00
Subtotal	\$126,994.00

9. Traffic Mitigation Fair Share Contribution

COA 2. Prior to map recordation, applicant shall pay a pro rata share of 3.7% for the installation of a traffic control device and the addition of a second northbound through lane at the intersection of Lakeview Ave. and Buena Vista Ave. as identified in the Yorba Linda Town Center EIR.

Lakeview Ave. and Buena Vista 3.7%	\$222,925.00
Construction Cost Estimate: \$6,025,000.00	

COA 3. Prior to map recordation, applicant shall pay a pro rata share of 11.0% for the installation of a traffic control device and the addition of a northbound left turn lane, second northbound thru lane, second left turn lane, and a second southbound through lane at the intersection of Lakeview Ave. and Oriente Dr. as identified in the Yorba Linda Town Center EIR.

Lakeview Ave. and Oriente Dr. 11.0%	\$74,717.00
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COA 4. Prior to map recordation, applicant shall pay a pro rata share of the installation of the traffic signal at the intersection of Lakeview Ave. and New School St ("B" Street) to the satisfaction of the City Engineer.

Lakeview Ave. and New School St ("B" Street/Town Center Drive) 28.9%	\$53,407.20
Construction Cost: \$184,800.00	

Subtotal	\$351,049.20
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TOTAL FEES (due prior to certificate of occupancy)	\$542,204.42
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Total fees subject to reimbursement	*\$68,268.24
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*Subject to reimbursement per Subdivision Improvement Agreement recorded in official records, Orange County dated 12/20/2016.

If you have any questions regarding this fee letter, please contact me at (714) 961-7174 or email msimonetti@yorbalindaca.gov

Sincerely,

CITY OF YORBA LINDA

A handwritten signature in black ink, appearing to read "Matt Simonetti", written over a horizontal line.

Matt Simonetti, PE, QSD
Senior Civil Engineer

cc: File