



STAFF REPORT

CITY of YORBA LINDA

PUBLIC WORKS DEPARTMENT

DATE: NOVEMBER 16, 2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

SUBJECT: RELEASE SURETY BONDS, PARCEL MAP 2015-117, JOHNSON

RECOMMENDATION

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

1. Release 100 percent of the Improvement Faithful Performance/Labor and Materials bond; and
2. Release 100 percent of the Grading bond; and
3. Release 100 percent of the Monumentation bond.

BACKGROUND

Developer: BRIAN JOHNSON
(DBA Featured Horizon, LLC)
(Sold to JERRALD HUANG, December 2020)

Number of Parcels: 2 single family residences

Acreage: 3.54 Acres

Zoning: RS (Residential Suburban)

Location: Western terminus of Avenida Del Tren and
south of Avenida De Michelle

Parcel Map No. 2015-117 is a private 2 single family residential subdivision located at the western terminus of Avenida Del Tren and south of Avenida De Michelle, APN 353-482-20 (see Attachment 1 – Vicinity Map). Lot A of Tract Map 13373 removed land use restriction of “Open Space - Not A Separate Building Site” to allow for this subdivision of the 3.54-acre property. The developer posted bonds as required by Municipal Code Section 17.16.040 and the Subdivision Map Act to ensure completion of improvements. The bonds provide the

security instrument to ensure the improvements meet the satisfaction of the City Engineer and conform with the Subdivision Improvement Agreement, the accepted plans, and Project Resolution No. 2017-5527.

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. Table 1 below summarizes the requested release amounts of the sureties.

Table 1: Surety Release Summary

Bond	NO.	Surety Amount	Release Amount
<u>Improvements</u>			
Faithful Performance	4425787	\$64,000	\$64,000
Labor & Materials	4425787	\$64,000	\$64,000
Grading	4425786	\$170,000	\$170,000
Monumentation	4425788	\$5,000	\$5,000

FISCAL IMPACT

There is no 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
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