



STAFF REPORT

CITY of YORBA LINDA

PUBLIC WORKS DEPARTMENT

DATE: APRIL 21, 2026

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JAMIE LAI, P.E., DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
PREPARED BY: COLIN TSUI, P.E., ASSOCIATE CIVIL ENGINEER

SUBJECT: APPROVE THE SUBDIVISION IMPROVEMENT AGREEMENT AND
ACCEPT SECURITIES FOR TRACT MAP 19385

RECOMMENDATION

1. Approve the Subdivision Improvement Agreement for Tract Map 19385
2. Authorize the City Clerk to accept the following securities:

Security	Provider	Amount
Rough Grading Bond	Harco National Insurance Company	\$79,574
Precise Grading Bond	Harco National Insurance Company	\$494,730
Monumentation Bond	Advanced Civil Group	\$6,000

SUMMARY

Tract Map 19385 (4861 Liverpool Street) is a 40-unit condominium project by The Olson Company. Approving the Subdivision Improvement Agreement and accepting the required securities will allow the developer to begin grading the site once grading plans are approved and will ensure the required improvements are completed.

DISCUSSION

The Olson Company proposes redeveloping a 1.9-acre parking lot at 4861 Liverpool Street into 40 condominiums. The Planning Commission approved Tentative Tract Map 19385 on January 14, 2026, and City did not receive any appeals or complaints following that approval.

The Subdivision Improvement Agreement requires the developer to obtain certain securities to ensure that remaining site and public right-of-way improvements are completed even if

the developer sells the property or is unable to finish the work. Public improvements include removal of the existing driveway at the south end of the site on Yorba Linda Boulevard and reconstruction of that area with new sidewalks, curb, and gutter.

FISCAL IMPACT

None.

ALTERNATIVES

Do not approve the Subdivision Improvement Agreement or accept the securities and provide alternative direction.

ATTACHMENTS

- Attachment 1 – Vicinity Map
 - Attachment 2 – Tentative Tract Map 19385
 - Attachment 3 – Subdivision Improvement Agreement
 - Attachment 4 – Rough Grading Bond
 - Attachment 5 – Precise Grading Bond
 - Attachment 6 – Monumentation Bond
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