



# 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 FINAL PARCEL MAP 2023-105

### **RECOMMENDATION**

1. Approve the Subdivision Improvement Agreement for Final Parcel Map 2023-105
2. Authorize the City Clerk to accept the following securities:

<b>Security Type</b>	<b>Provider</b>	<b>Amount</b>
Grading Bond	American Contractors Indemnity Company	\$20,688
Monumentation Bond	Landmark Surveys	\$2,000

### **SUMMARY**

Parcel Map 2023-105 at 4682 Lakeview Avenue is an SB 9 urban lot split. Approving the Subdivision Improvement Agreement and accepting the required securities will allow the owner to move forward with the subdivision and ensure the remaining required improvements are completed.

### **DISCUSSION**

4682 Lakeview Avenue contains a 3,200-square-foot single-family home and a 1,000-square-foot accessory dwelling unit. The owner proposes creating a new parcel to accommodate two 800-square-foot dwelling units. Utility connections and public right-of-way improvements, including a second driveway entrance, were completed in 2025. The owner also provided a 10-foot right-of-way dedication to the City in advance of the future Lakeview Avenue widening project.

In compliance with state law, this SB 9 lot split was approved on October 23, 2025, and did not require Planning Commission approval. The City notified adjacent property owners and did not receive any complaints or protests.

The remaining on-site grading work will be guaranteed through the Subdivision Improvement Agreement and the required securities which ensures the improvements are completed even if the property is sold or the owner is unable to finish the work.

**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 – Parcel Map 2023-105
  - Attachment 3 – Subdivision Improvement Agreement
  - Attachment 4 – Grading Bond
  - Attachment 5 – Monumentation Bond
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