



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-03/05/2026-0156

202685000236

FILED

March 5, 2026

HUGH NGUYEN
CLERK - RECORDER

By [Signature]
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

19081 YORBA LINDA BOULEVARD RESIDENTIAL PROJECT

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 03/05/2026**
Posted 03/05/2026 Removed _____
Returned to agency on _____
DEPUTY 461

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

MAR 05 2026

Print Form

Notice of Exemption

HUGH NGUYEN, CLERK-RECORDER

Appendix E

BY: [Signature] DEPUTY

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Yorba Linda
4845 Casa Loma Ave
Yorba Linda, CA 92886

County Clerk
County of: Orange
PO Box 238
Santa Ana, CA 92702

(Address)

Project Title: 19081 Yorba Linda Boulevard Residential Project

Project Applicant: Alex Rounaghi, 3121 Michelson Drive Suite 150 Irvine, CA 92612

Project Location - Specific:

19081 Yorba Linda Boulevard, Yorba Linda CA, 92886

Project Location - City: Yorba Linda Project Location - County: Orange County

Description of Nature, Purpose and Beneficiaries of Project:

The Project will redevelop the 2.64-acre site with 62 attached, townhome residential units, and associated landscaping, parking, private roadways, public and private open space amenities, and utility and stormwater improvements.

Name of Public Agency Approving Project: City of Yorba Linda

Name of Person or Agency Carrying Out Project: City of Yorba Linda

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Section 15332- In-fill Development
Statutory Exemptions. State code number:

Reasons why project is exempt:

Planning staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies for a Class 32 exemption under State CEQA Guidelines Section 15332- Infill Development Projects, as it involves the demolition of existing on-site structures and the construction of 62 townhome residences on a 2.64 acre site within city limits.

Lead Agency
Contact Person: Chris Dominguez Area Code/Telephone/Extension: 714-961-7130

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 3/4/26 Title: Planning Manager

[X] Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print **Sign Over** **Save**

RECEIPT NUMBER:
 30-03/05/2026-0156

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF YORBA LINDA	LEAD AGENCY EMAIL	DATE 03/05/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000236	
PROJECT TITLE 19081 YORBA LINDA BOULEVARD RESIDENTIAL PROJECT		

PROJECT APPLICANT NAME ALEX ROUNAGHI	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 961-7130
PROJECT APPLICANT ADDRESS 3121 MICHELSON DRIVE SUITE 150	CITY IRVINE	STATE CA
		ZIP CODE 92612

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,437.25 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- County documentary handling fee \$ 50.00 \$ _____ **50.00**
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ _____ **50.00**

SIGNATURE X <i>S. Luna</i>	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Luna Deputy Clerk
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