



**ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET**

30-01/21/2026-0032

202685000061

FILED

January 21, 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

TENTATIVE PARCEL MAP 2025-01, TENTATIVE TRACT MAP 19385, DESIGN REVIEW 2025-01 - OLSON URBAN HOUSING, LLC

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 01/21/2026**
Posted 01/21/2026 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.



FILED

JAN 21 2026

HUGH NGUYEN, CLERK-RECORDER

BY: SR DEPUTY

NOTICE OF EXEMPTION

TO: ☒ Office of Planning and Research (OPR)
P.O. Box 3044,
Sacramento, CA 95812-3044

☒ County Clerk
County of Orange
601 N. Ross Street
Santa Ana, CA 92701

FROM:

Lead Agency: City of Yorba Linda, Planning
4845 Casa Loma Avenue
Yorba Linda, CA 92886

Contact Person: Eva Choi
Senior Planner
Phone Number: (714) 961-7130

Project Title: Tentative Parcel Map 2025-01, Tentative Tract Map 19385, Design Review 2025-01 – Olson Urban Housing, LLC

Project Location: 4861 Liverpool Street, Yorba Linda, California

Project Location-City: Yorba Linda

Project Location-County: Orange

Project Description: The Project is development of a 40-unit residential community, consisting of both attached and detached single-family units. The Project site has a General Plan Land Use Map designation of Residential Medium-High (R-MH), and a Zoning Map designation of Residential Urban (RU) with Congregational Lands Overlay (CLO) as established by City Ordinance No. 2022-1092.

Name of Public Agency Approving Project: City of Yorba Linda.

Name of Person or Agency Carrying Out Project: Steve Armanino, The Olson Company
3010 OLD RANCHO PARKWAY
SEAL BEACH CA 90740

Exempt Status: (Check one)

- | | |
|---|---|
| ☐ Ministerial (Sec. 21080(b)(1); 15268 | ☐ Declared Emergency (Sec.21080(b)(3); 15269(a)) |
| ☐ Categorical Exemption Ministerial (§15332 Class 32) | ☐ Emergency Project (Sec.21080(b)(4); 15269(b)(c)) |
| ☒ Statutory Exemption (Assembly Bill 130 (AB130)) | ☐ Other |

Reasons why project is exempt: On January 30, 2025, the California State Legislature passed Assembly Bill 130 ("AB 130"), establishing a statutory exemption from the California Environmental Quality Act ("CEQA") for qualifying infill housing development projects pursuant to Public Resources Code Section 21080.66. To qualify for this CEQA streamlining provision, projects must generally be located within a city, must have a project site area of less than 20 acres, must adjoin urban uses, and be consistent with the General Plan and zoning designations. The proposed project qualifies for this exemption and is therefore not subject to further CEQA environmental review.

Nate Farnsworth, Community Development Director
City Contact Person

(714) 961-7130
Phone Number

Signature: [Signature]

Date: 01/20/2026

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

30-01/21/2026-0032

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF YORBA LINDA		01/21/2026
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
ORANGE COUNTY		202685000061
PROJECT TITLE		

TENTATIVE PARCEL MAP 2025-01, TENTATIVE TRACT MAP 19385, DESIGN REVIEW 2025-01 - OLSON URBAN HOUSING, LLC

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
STEVE ARMANINO, THE OLSON COMPANY		(714) 961-7130
PROJECT APPLICANT ADDRESS	CITY	STATE
3110 OLD RANCH PARKWAY	SEAL BEACH	CA
		ZIP CODE
		90740

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

AGENCY OF FILING PRINTED NAME AND TITLE

Sarah Luna Deputy Clerk