



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-09101/2026-0740

202685001004

FILED

September 1, 2026
HUGH NGUYEN
CLERK - RECORDER

By Hugh Nguyen
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

DESIGN REVIEW 2026-02 AND TTM 19472 (4742 PLUMOSA DRIVE)

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** 09/01/2026
Posted 09/01/2026 **Removed** _____
Returned to agency on _____
DEPUTY 483

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.

Notice of Exemption

Appendix E

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

County Clerk
County of: Orange

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

(Address)

Project Title: Design Review 2026-02 and TTM 19472 (4742 Plumosa Drive)

Project Applicant: Olson Urban Housing, LLC 3010 OLD RANCH PKWY #100, SEAL BEACH

CA 90740

Project Location - Specific:
4742 Plumosa Drive, Yorba Linda CA 92886

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

Description of Nature, Purpose and Beneficiaries of Project:

A request for Tentative Tract Map 19472 to subdivide a 1.62-acre site and Design Review 2026-02 for site planning and architectural design review of a gated residential condominium community consisting of 28 detached three-story market rate units and 2 attached two-story units reserved for very low-income households.

Name of Public Agency Approving Project: City of Yorba Linda

Name of Person or Agency Carrying Out Project: Community Development Department

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));
☐ Categorical Exemption. State type and section number: _____
☒ Statutory Exemptions. State code number: Public Resources Code 21080.66

Reasons why project is exempt:

The project site is less than 20 acres. The site is in an Urban Location. The site was previously developed with an urban use. The site is not located within any environmentally sensitive or hazardous sites, farmland, wetlands, very high fire hazard severity zone, hazardous waste site, earthquake fault zone, special flood hazard area, protected habitat, or conservation easement. The project does not require the demolition of a structure placed on a national, state or local historic register prior to filing the SB330 application. The proposed project is not for transient lodging. The project is consistent with General Plan and Zoning, and meets the minimum density requirement of 15 units per acre.

Lead Agency
Contact Person: Nate Farnsworth 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: 8/31/2026 Title: Community Development Director

☒ 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: _____

FILED

SEP 01 2026

Revised 2011

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY



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 **Start Over** **Save**

RECEIPT NUMBER:

30-09/01/2026-0740

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF YORBA LINDA		09/01/2026
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
ORANGE COUNTY		202685001004
PROJECT TITLE		

DESIGN REVIEW 2026-02 AND TTM 19472 (4742 PLUMOSA DRIVE)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
OLSON URBAN HOUSING, LLC		(714) 961-7130
PROJECT APPLICANT ADDRESS	CITY	STATE
3010 OLD RANCH PKWY, #100	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	AGENCY OF FILING PRINTED NAME AND TITLE
X 	Kalci Do Deputy Clerk