

Notice of Section 401 Application Reception

File Number: 302025-17

Project Name: Duvall Estates Residential Project

Received: 12/16/2025

Date Posted: 12/24/2025

End of 21 Day Public Comment Period: 01/13/2026

Project Location: 33.901331° N, -117.816857° W

Project City: Yorba Linda

Project County: Orange

Applicant Organization: Shea Homes

Duly Authorized Representative Name: Danielle Prigmore

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The purpose of the Project is to construct 82 single-family residential parcels/homes on approximately 19.38 acres, increasing the available housing stock in the City.

Project Activities: The Project is requesting entitlements for a Tentative Tract Map (TTM), a Conditional Use Permit (CUP) and a Site Development Plan (SDP) review. The TTM will re-subdivide four (4) existing parcels to create 82 single-family residential parcels on approximately 19.38 acres, including 36 standard single-family parcels and 46 cluster housing parcels. The Project is bisected in a northeast to southwest direction by a drainage channel approximately 860 feet in length, 40 feet wide with an average depth of 5 feet requiring a bridge or culvert to be constructed for access from Bastanchury Rd to the 36 single family units proposed on the north side of the Project Site and requiring a low flow diversion structure to be constructed at the northeast end of the drainage. Please see Attachment B, Site Plan and Attachment C, Conceptual Riparian Creek Diversion.