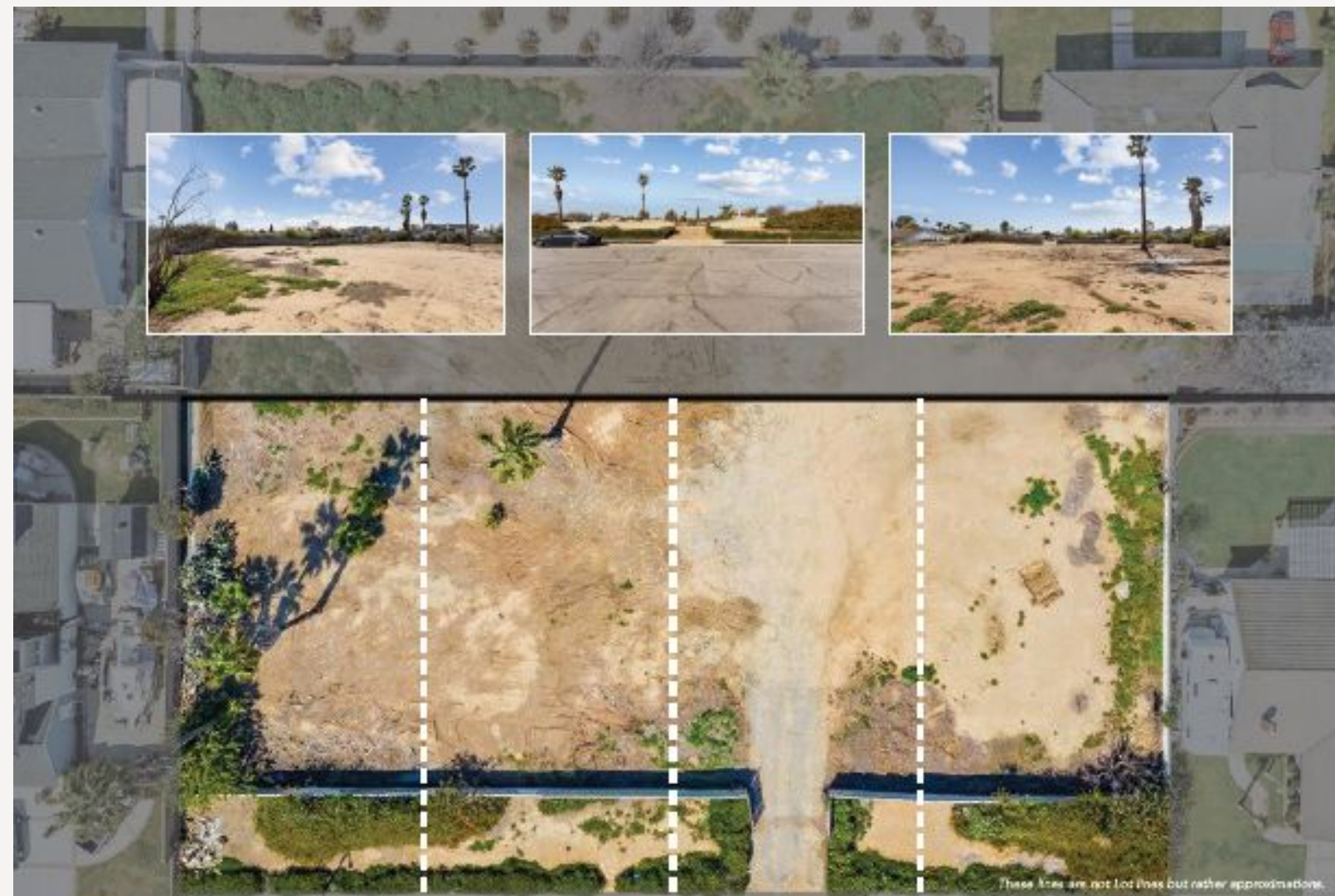


**YORBA LINDA**  
**LAND**  
**PROPOSAL**





## EXCEPTIONALLY RARE OPPORTUNITY TO OWN BUILDABLE, FLAT, VACANT LAND IN YORBA LINDA!

Sold individually, these 4 parcels of land, each 7,405 square feet, are a rare find. With all the utilities easily accessed in the street, you can finally build that Custom home of your dreams. The location of these lots is exquisite: nestled into one of the prettiest little Yorba Linda neighborhoods that will make you feel like you've stepped back in time and are walking down Main Street of Mayberry. And not only can you build that dream home, you can also have Mom or Dad in the backyard because the city is not only allowing, but encouraging ADU's to be built in backyards. Or with these sized lots, you might want to put in that pool that everybody's been asking for. Feeding some of the best schools in the world-renown Placentia-Linda School district, these lots are also right around the corner from great shopping and excellent restaurants, along with mega-entertainment centers: Just a few minutes' drive to the Beautiful Yorba Linda Town Center, Nixon Library, Brea Mall, Anaheim Stadium, the Honda Center and Disneyland.

Get your parcel while they last. Once they're gone, vacant lots in Yorba Linda will be hard to find...again.

Each parcel offered at \$650,000



### RON & SUE ARNOLD

The "When Home Isn't First" Team

Ron: 714.457.4009 | Sue: 714.457.4005

[ron@ronarnoldteam.com](mailto:ron@ronarnoldteam.com)

[www.whenhomeisnt1st.com](http://www.whenhomeisnt1st.com)

DRE #01338671, 01910214

**kw** BREA  
FULLERTON  
KELLER WILLIAMS REALTY  
DRE #01527225

\*Information deemed reliable, but not guaranteed.

## BUILD YOUR HOME HOW YOU WANT IT



A rendering of your dream house



A rendering of your dream kitchen



A rendering of your dream backyard

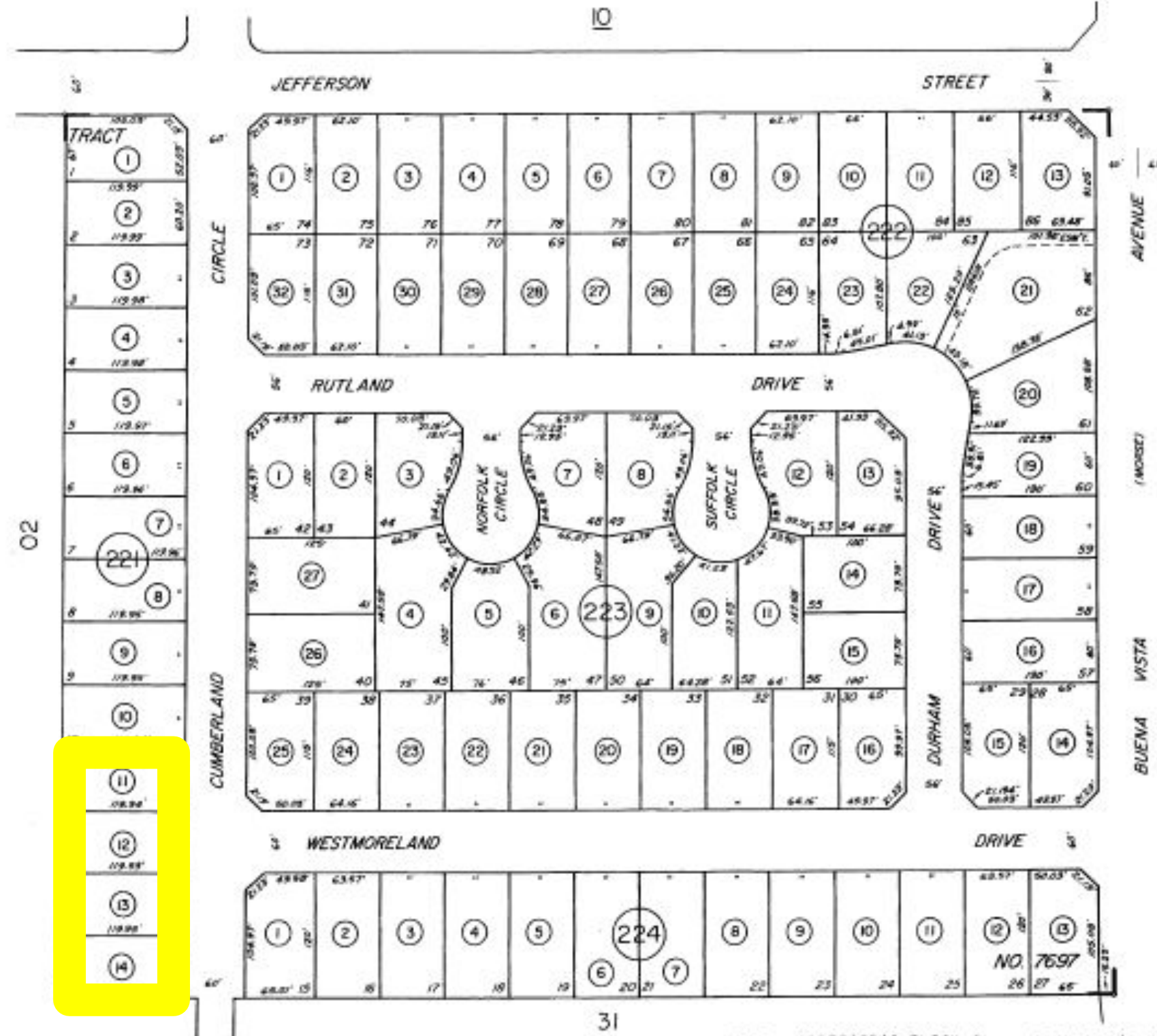
## OR BUILD AN "ADU" TO MEET YOUR NEEDS



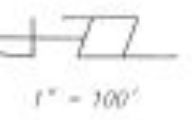
Maybe Mom and Dad in a unit in the back? Or... Maybe Kids and Grand Kids?

# Tract Information





341-22



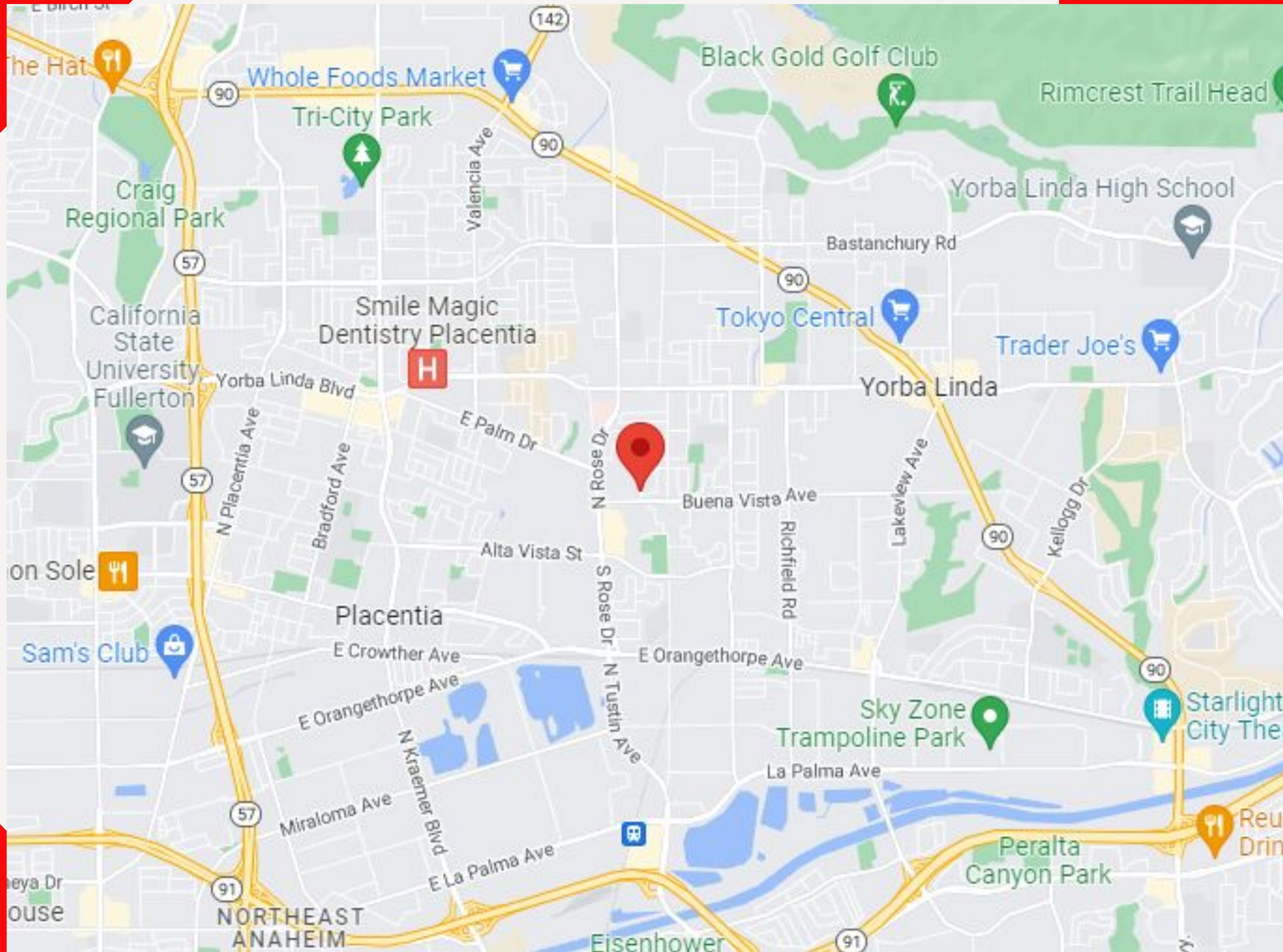
MARCH 1973

TRACT NO. 7697

M.M. 309-34,35

NOTE - ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES

ASSESSOR'S MAP  
BOOK 341 PAGE 22  
COUNTY OF ORANGE



4 total parcels individually  
selling for \$650,000

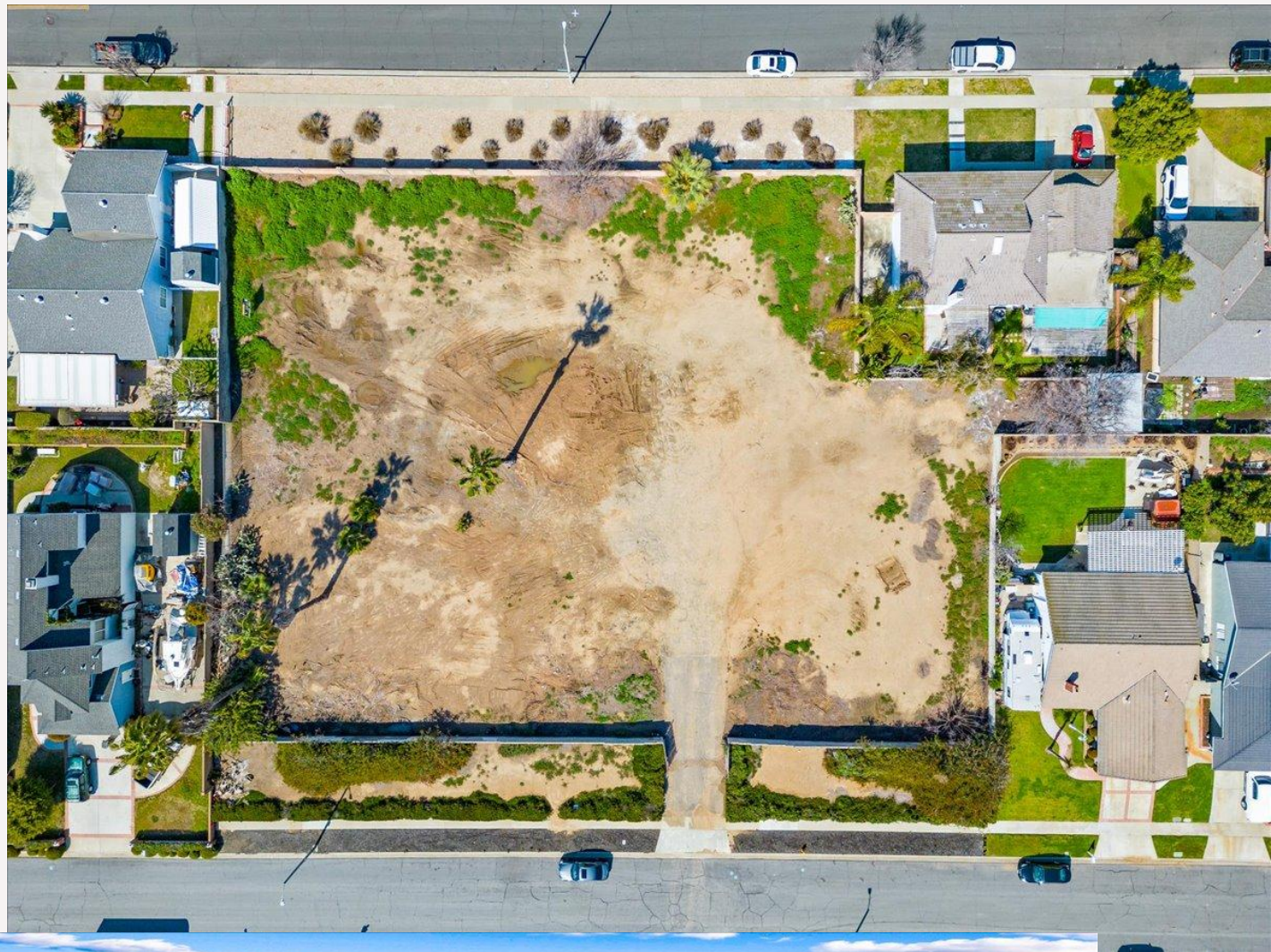
Each parcel is FLAT

Each parcel is 7,405 sq ft

Utilities are in the street

CalGEM Certification to build





# Yorba Linda Parcel

\$650,000 per lot

Check out the [custom website](#)

- 341-221-11
- 341-221-12
- 341-221-13
- 341-221-14

**1**

**One of the safest cities in SoCal**

**According to Safewise.com, Yorba Linda is the 5<sup>th</sup> safest city in California**

**2**

**Top rated schools**

**For a full list of awards, visit pylusd.org**

**3**

**Tons of shopping and restaurants**

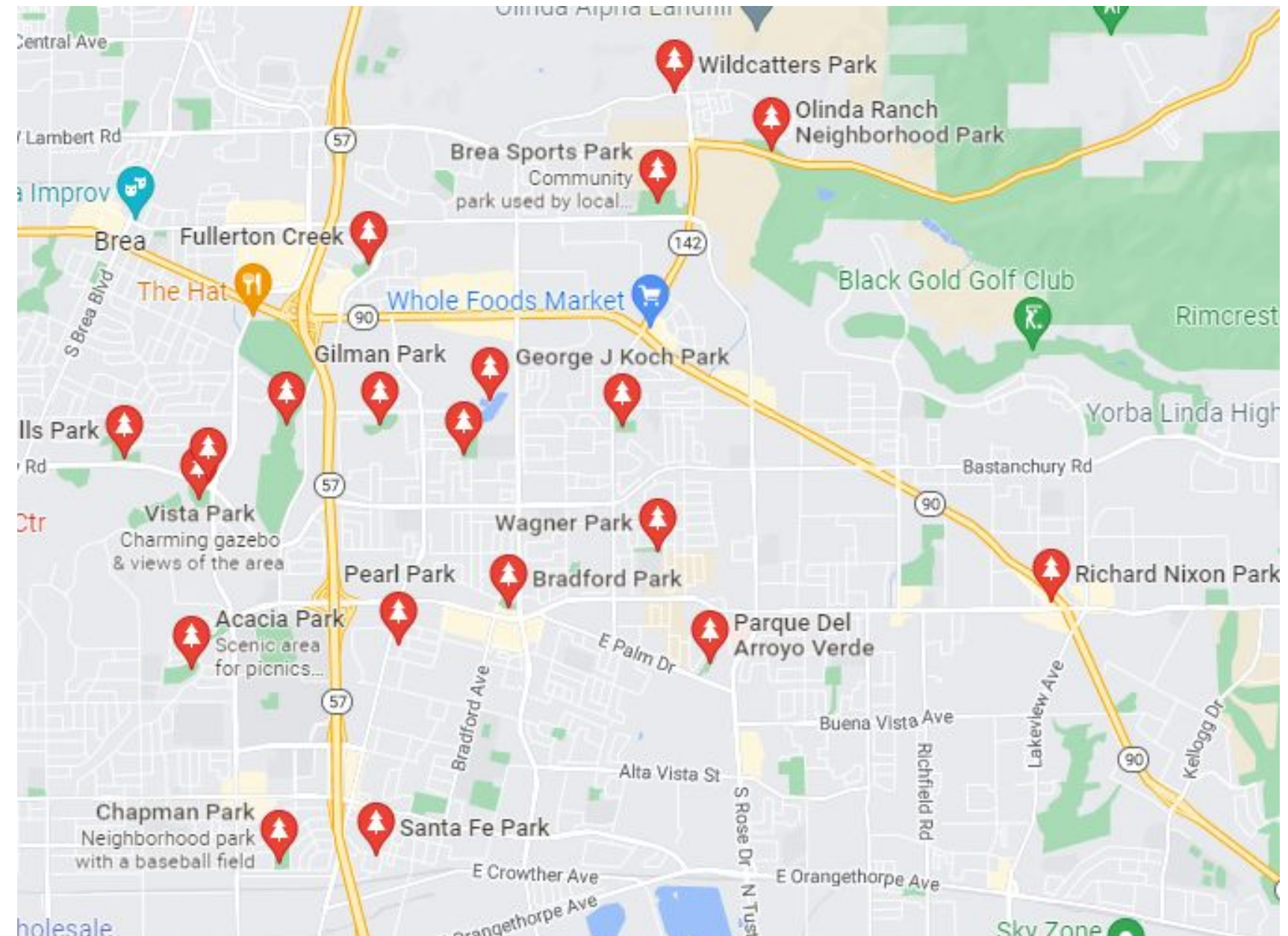
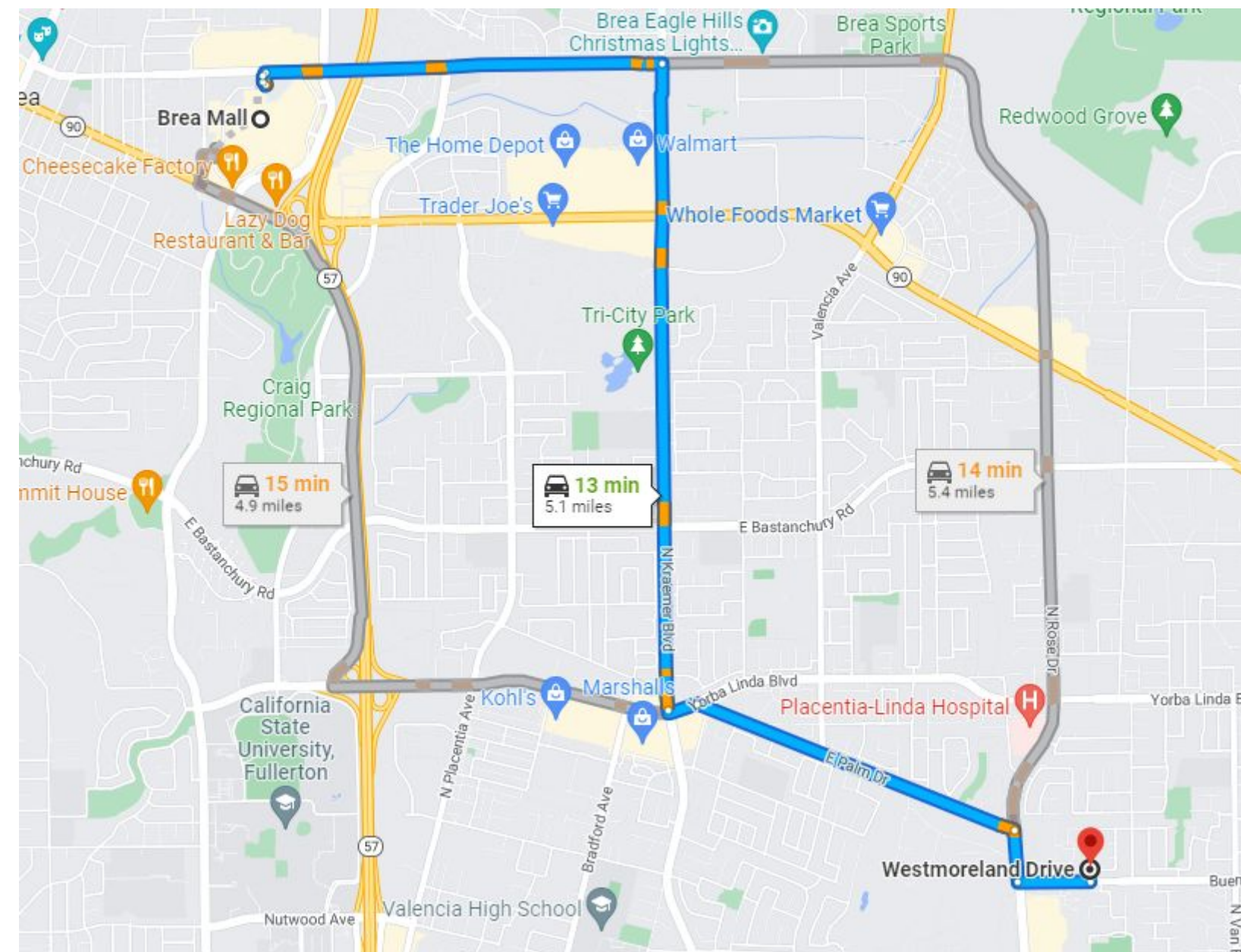
**What does the area have to offer?**

# Location

## Shopping:

- Less than 15 minutes from Brea Mall
- Costco
- Whole Foods
- Sprouts
- Trader Joes

And multiple other shopping plazas



## Parks:

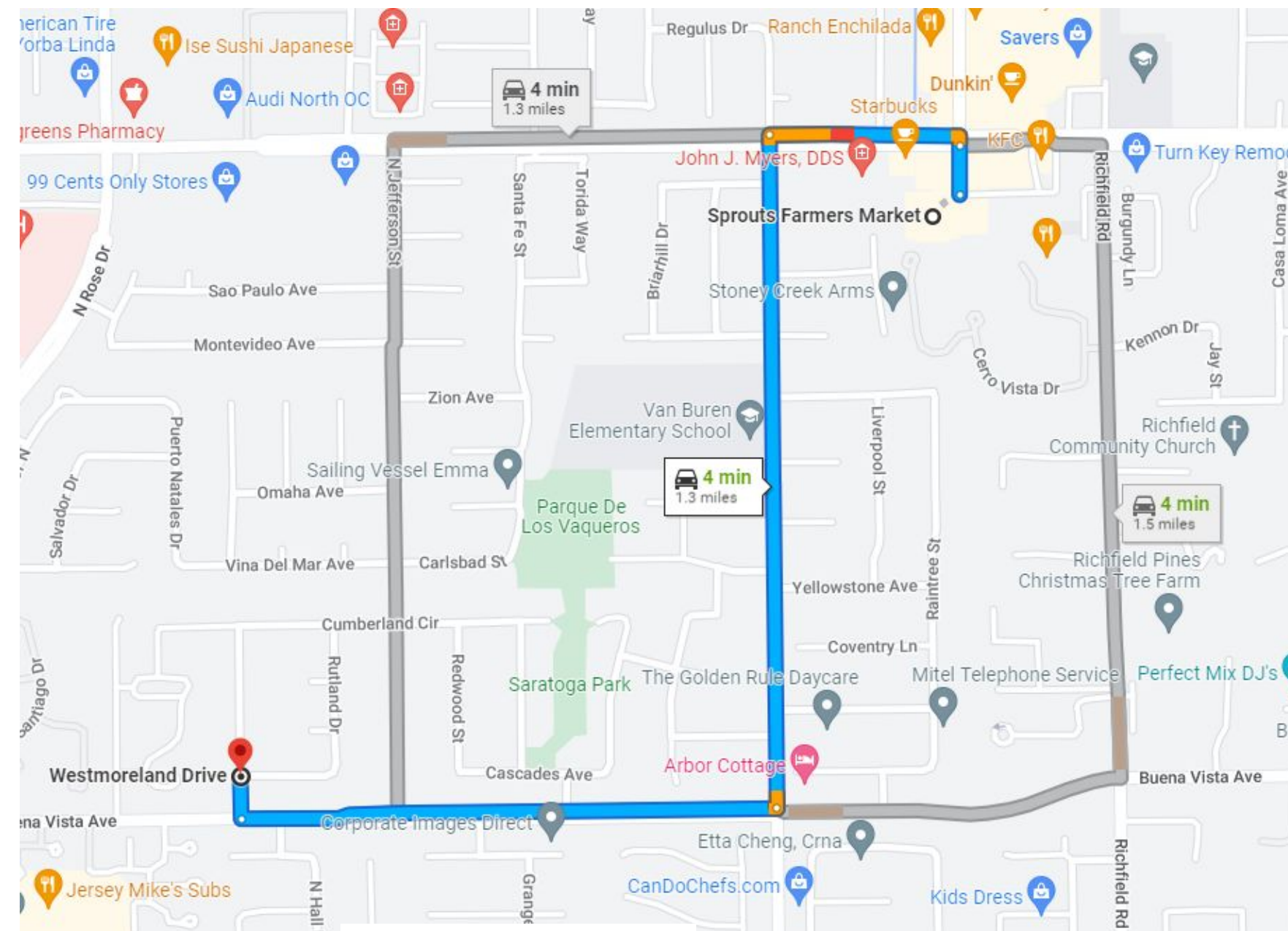
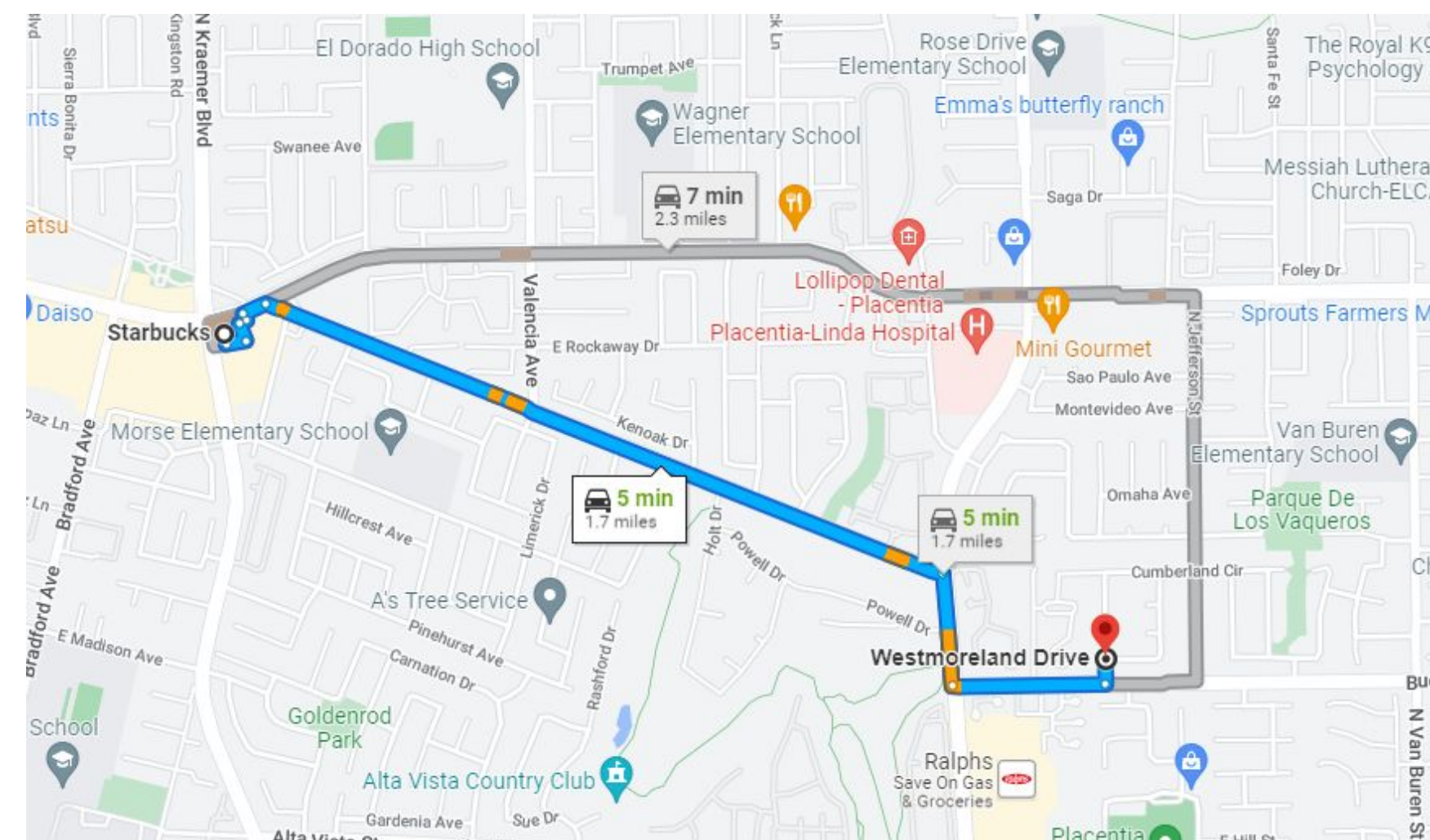
- Richard Nixon Park and Library
- Tri-City Park
- Brea Sports Complex

And others, all within 15 mins

# Location

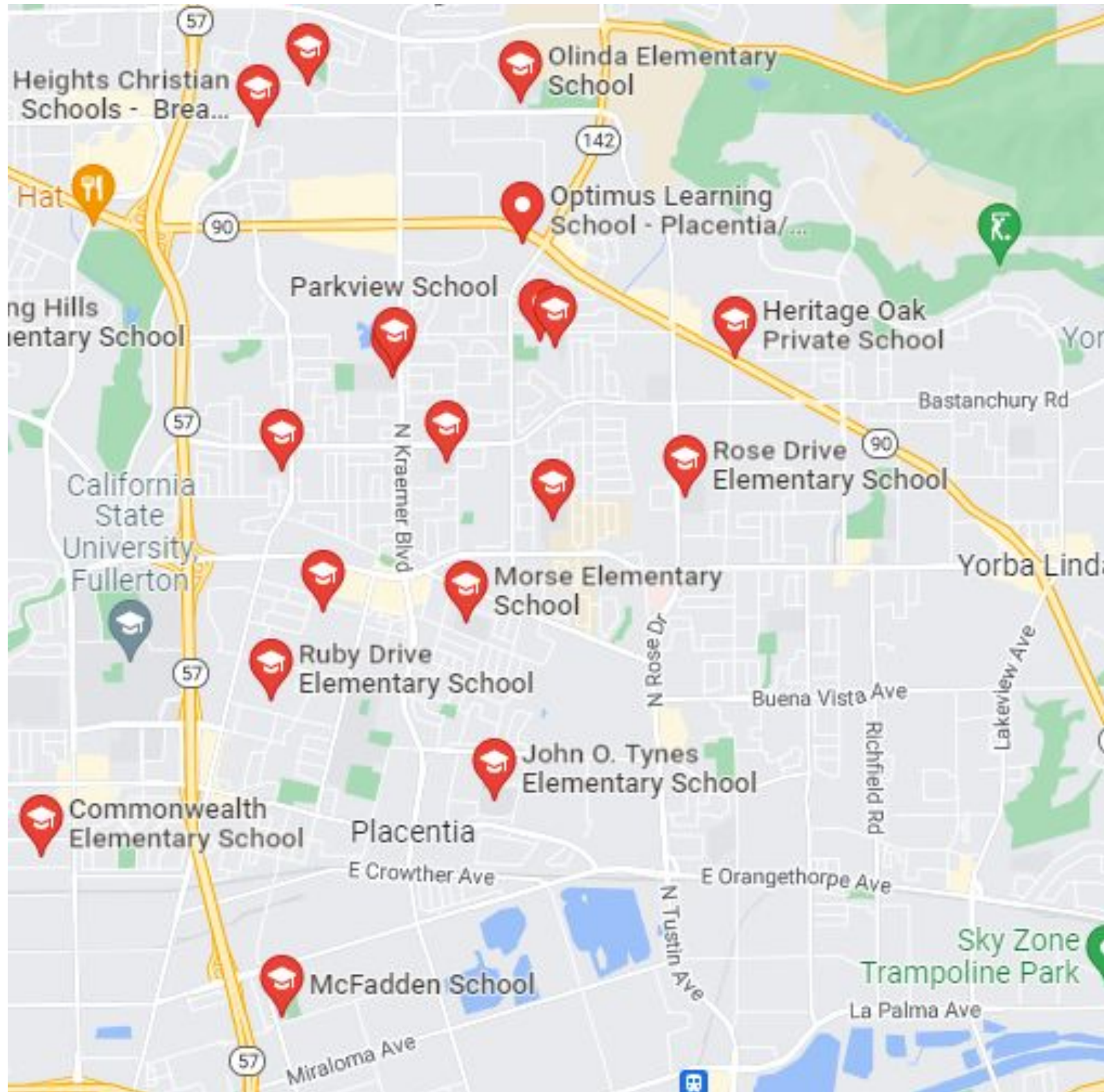


**Starbucks:** 5 minutes away



**Sprouts Market:** Less than 5 minutes away

# Location



## Schools:

- Placentia-Yorba School district has over 30 award winning schools from elementary to high school
- Cal State Fullerton
- Chapman University

# Renderings of Potential Builds on these flat lots



# ADU

## Examples



# Work Completed

The Oil Well that was plugged and abandoned was situated on the Placentia side of this land, not on the Yorba Linda side. So none of these 4 lots should not be affected by the location of that plugged well. Please check and confirm with the City of Yorba Linda.



California  
Department of Conservation  
Geologic Energy Management Division

Gavin Newsom, Governor  
David Shabazian, Director  
715 P Street, MS 1803  
Sacramento, CA. 95814  
T: (916) 445-5986

2/17/2023

Clifton Simonson  
CalNRG Operating, LLC  
1746-F South Victoria Avenue #245  
Ventura, CA 93003

Dear CalNRG Operating, LLC,

Your report of abandonment of well J.W. Newell 1, A.P.I. No. 0405906444, Section 29, T. 03S, R. 09W, SB B.&M., Richfield field, Orange County, has been examined in conjunction with records filed in this office. This letter confirms that the well has been plugged and abandoned, and that the required records regarding the abandonment process were filed with our office. Please see the notes below for any additional information.

The plugging and abandonment of this well is approved.

The plugging and abandonment of the original hole (05906444-00) meets regulatory standards.

The determination of this well plugging and abandonment is based on the following information, consistent with California Public Resources Code (PRC), and the California Code of Regulations (CCR):

1. Surface plugging completed on 12/22/2022.
2. Site inspection made and approved on 02/01/2023.

If you have any supplemental questions, please contact your nearest District office or visit us at [www.conservation.ca.gov/calgem](http://www.conservation.ca.gov/calgem)

Sincerely,

Chris Phillips  
Senior Oil & Gas Engineer

CC Organizations:

# CONTACT US



714-457-4009



[Ron@RonArnoldTeam.com](mailto:Ron@RonArnoldTeam.com)



[ronarnoldteam.com](http://ronarnoldteam.com)



# ABOUT US

## HONESTY

Our core principles to give our clients truth goes beyond being ethical or moral – it is our best expression of honor and love. These principles are held in the highest regard and applied to all people without consideration of personal benefit.

## ACCURACY

Providing the most accurate information requires both experience and analysis. Having a deep knowledge of market information and compiling thorough statistical analysis on ever client allows me to offer accurate personalized information.

## EDUCATION

We arm our clients with accurate professional information and education on the selling/buying process. This puts them at the highest advantage, and empowers them to make decisions that are the most beneficial to themselves and to their families.

