



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202685000562

FILED

May 13, 2026

HUGH NGUYEN
CLERK - RECORDER

By Hugh Nguyen
Deputy clerk

30-05/13/2026-0402

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

WATERMARKE SANDPOINTE

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 05/13/2026**

Posted 05/13/2026 Removed _____

Returned to agency on _____

DEPUTY 428

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.

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CITY OF SANTA ANA

Planning and Building Agency
20 Civic Center Plaza • P.O. BOX 1988
Santa Ana, California 92702
www.santa-ana.org

NOTICE OF EXEMPTION

From the Requirements of the California Environmental Quality Act (CEQA)

To: COUNTY CLERK
County of Orange
P.O. Box 238
Santa Ana, CA 92702

From: City of Santa Ana
Planning & Building Agency
20 Civic Center Plaza M-20
Santa Ana, CA 92702

Project Title: Watermarke Sandpointe
Project Number(s): CUP-2025-16-LU IHP-2026-6-PLAN HCA-2024-3-MU
Project Location: 200 E Sandpointe Ave
City: Santa Ana **County:** Orange **ER Number:** ER-2024-45
Project Description: Redevelop a 5.37 acre site, demolishing an 8-story office building to construct a mixed-use development consisting of 400 units, including 20 extremely low-income affordable units and 13,887 sq. ft. of ground-floor commercial.
Applicant Name: Jonny Schneider, East Sandpointe LLC
Applicant Address: 1508 Barton Road, 302
REDLANDS, CA 92373

Name of Public Agency Approving Project: City of Santa Ana
Name of Person or Agency Carrying Out Project: Tran, Nancy

Exempt Status:

- Ministerial (Sec. 15268)
- Declared Emergency (Sec. 15269 (a))
- Emergency Project (Sec. 15269 (b through e))
- General Rule (Sec. 15061(b)(3)/(5))
- Statutory Exemption: CEQA Guidelines Section 15183
- Categorical Exemption:

Reason(s) Why Project is Exempt From CEQA:

It is consistent with density established by the City's General Plan and as studied in the previously certified General Plan EIR -SCH No. 2020029087. It is also exempt under Sec. 15162, as it is within the prior EIR's scope with no substantial changes to the project, circumstances, or new information requiring subsequent/supplemental EIR.

City Contact: Nancy Tran

Telephone: (714) 667-2740

Signature:  AICP **Title:** Senior Planner **Date:** 5-12-2024

FILED

MAY 13 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  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 **Save** **Save**

RECEIPT NUMBER:
 30-05/13/2026-0402
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 05/13/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000562	

PROJECT TITLE
 WATERMARKE SANDPOINTE

PROJECT APPLICANT NAME JONNY SCHNEIDER, EAST SANDPOINTE LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 667-2740
PROJECT APPLICANT ADDRESS 1508 BARTON ROAD, 302	CITY REDLANDS	STATE CA
		ZIP CODE 92373

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>Melissa Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Melissa Gomez Deputy Clerk
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