



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-06/25/2026-0554

202685000760

FILED

June 25, 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

2100 W. ALTON AVE. RESIDENTIAL DEVELOPMENT

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 06/25/2026

Posted 06/25/2026 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.

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MAYOR PRO TEM
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CLERK OF THE COUNCIL
Jennifer L. Hall

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: 2100 W. Alton Ave. Residential Development
Project Number(s): TM-2026-5-VTTM DBA-2026-4-WDV
Project Location: 2100 W Alton Ave

Date of Approval: 06/22/2026

City: Santa Ana **County:** Orange **ER Number:** ER-2025-67

Project Description: Construction of a 36-unit, three-story single-family detached residential subdivision, including six affordable ownership units (three for very low-income and three for moderate-income). Project involves a Density Bonus Agreement and includes four concessions and four waivers from development standards.

Applicant Name: Greg Ocsek, Warmington Residential
Applicant Address: 3090 Pullman Street
COSTA MESA, CA 92626

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:
☒ Categorical Exemption: Class 32

Reason(s) Why Project is Exempt From CEQA:

Project satisfies Class 32 requirements. It is consistent with General Plan and zoning. The site is < 5 acres, has no value as habitat for endangered, rare or threatened species; would not have significant effects on traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

City Contact: Nancy Tran, AICP

Telephone: (714) 667-2740

Signature: Nancy Tran **Title:** Senior Planner **Date:** 6/23/2026

FILED

JUN 25 2026

HUGH NGUYEN, CLERK-RECORDER

BY: Hugh Nguyen 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	Signature	Save
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RECEIPT NUMBER:
30-06/25/2026-0554
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 06/25/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000760	
PROJECT TITLE		

2100 W. ALTON AVE. RESIDENTIAL DEVELOPMENT

PROJECT APPLICANT NAME GREG OCASEK, WARMINGTON RESIDENTIAL	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 667-2740
PROJECT APPLICANT ADDRESS 3090 PULLMAN STREET	CITY COSTA MESA	STATE CA
	ZIP CODE 92626	

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 Kalci Do Deputy Clerk
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