



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

30-09117/2026-0780

202685001050

**FILED**

September 17, 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

THINK TOGETHER MIXED-USE 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 09/17/2026**  
Posted 09/17/2026 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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**CITY OF SANTA ANA**  
**PLANNING AND BUILDING AGENCY**  
20 Civic Center Plaza • P.O. Box 1988  
Santa Ana, California 92702  
[www.santa-ana.org](http://www.santa-ana.org)

**FILED**

SEP 17 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

## 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:** Think Together Mixed-Use Development  
**Project Number(s):** DBA-2026-1-WDV  
**Project Location:** 2101 E. Fourth Street  
**City:** Santa Ana **County:** Orange

**ER Number:** ER-2025-1

**Project Description:** The applicant and property owner propose to demolish 2 existing office buildings and surface parking to construct a 7-story residential building with 274 dwelling units, including 14 affordable units (5%) or extremely low-income households. The project would also include 6,040 sq. ft. of amenity space, 20,714 sq. ft. of ground-floor commercial space, 439 parking spaces, 38,619 sq. ft. of private/common open space, and 10,666 sq. ft. of public open space.

**Applicant Name:** Randy Barth, Think Together, a California nonprofit corporation  
**Applicant Address:** 2101 East Fourth Street, Suite #200B  
Santa Ana, CA 92705

**Name of Public Agency Approving Project:** City Council  
**Name of Person or Agency Carrying Out Project:** Arias Hernandez, Fernanda

### Exempt Status:

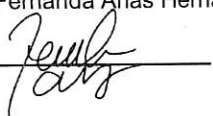
- ☐ Ministerial (Sec. 15268)  
☐ Declared Emergency (Sec. 15269 (a))  
☐ Emergency Project (Sec. 15269 (b through e))  
☐ General Rule (Sec. 15061(b)(3)/(5))  
☐ Statutory Exemption:  
☐ Categorical Exemption:  
☒ Section 15168 – Program EIR

### Reason(s) Why Project is Exempt From CEQA:

Pursuant to CEQA, the project is exempt from further environmental review under Section 15168 (Program EIR). This exemption applies when a previously certified Program EIR has adequately analyzed the environmental effects of an activity, and no new significant impacts would result from the proposed project. If the proposed project remains within the scope of the Program EIR and does not require a subsequent Environmental Impact Report (EIR), no additional environmental documentation is required.

**City Contact:** Fernanda Arias Hernandez

**Telephone:** (714) 667-2792

**Signature:** 

**Title:** Senior Planner

**Date:** September 16, 2026



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

StartOver

Save

RECEIPT NUMBER:

30-09/17/2026-0780

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|                               |                   |                 |
|-------------------------------|-------------------|-----------------|
| LEAD AGENCY                   | LEAD AGENCY EMAIL | DATE            |
| CITY OF SANTA ANA             |                   | 09/17/2026      |
| COUNTY/STATE AGENCY OF FILING |                   | DOCUMENT NUMBER |
| ORANGE COUNTY                 |                   | 202685001050    |
| PROJECT TITLE                 |                   |                 |

THINK TOGETHER MIXED-USE DEVELOPMENT

|                                                                 |                         |                |
|-----------------------------------------------------------------|-------------------------|----------------|
| PROJECT APPLICANT NAME                                          | PROJECT APPLICANT EMAIL | PHONE NUMBER   |
| RANDY BARTH, THINK TOGETHER, A CALIFORNIA NONPROFIT CORPORATION |                         | (714) 667-2792 |
| PROJECT APPLICANT ADDRESS                                       | CITY                    | STATE          |
| 2101 EAST FOURTH STREET, SUITE #200B                            | SANTA ANA               | CA             |
|                                                                 |                         | ZIP CODE       |
|                                                                 |                         | 92705          |

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

AGENCY OF FILING PRINTED NAME AND TITLE

Kalci Do Deputy Clerk