Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Bella Terra Residential Community and Temple Project

Lead Agency: City of Santa Ana

Contact Name: Pedro Gomez

Email: PGomez@santa-ana.org Phone Number: 714.667.2790

Project Location: Santa Ana (*City*) Orange County (*County*)

Project Description (Proposed actions, location, and/or consequences).

The proposed Project involves demolition of three existing residential structures and associated improvements to accommodate the construction of 12 single-family homes and a 3,500-SF religious temple on an approximate 2.5-acre site within the City associated with Assessor Parcel Numbers (APNs) 100-261-18, -19, and -20. The Project will develop APNs 100-261-19 and 100-261-20 into 12 single-family, 2-story residences ranging from 1,576 SF to 2,538 SF in size. Each residence/lot will include a two-car garage and a driveway with space to accommodate two additional vehicles. Additionally, the Project will develop APN 100-261-18 into a 3,500-SF 2-story religious temple, which will include 19 parking stalls and share a private driveway with the residential area. The temple will consist of a main hall, upper level private altar with no public access, and a covered walkway. The Project overall would provide 55,566 SF of open space including a community garden, which represents approximately 69 percent of the total net buildable site area. The Project is requesting a Conditional Use Permit (CUP) required to permit construction and operation of a religious facility within the Specific Development No. 53 (SD-53) zoning district and a Zoning Ordinance Amendment to modify the SD-53 to allow religious facilities with a CUP and adopt parking standards for temple use that are consistent with those outlined in SD-53. Additionally, the Project requests a Tentative Tract Map (TTM) to subdivide the site into 13 developable lots and one common area lot to accommodate the proposed residential development.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Cultural Resources: MM CUL-1 (unknown archaeological resources); Geology and Soils: MM GEO-1 (unknown paleontological resources); Noise: MM NOI-1 (temporary noise barriers), MM NOI-2 (vibratory rollers); Tribal Cultural Resources: MMs TCR-1 through TCR-3 (Native American monitoring & protocols/procedures for unanticipated discovery of TCRs and Native American human remains).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

State Water Resources Control Board (SWRCB)
South Coast Air Quality Management District (SCAQMD)