Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

January 13, 2026

Pedro Gomez
Principal Planner
City of Santa Ana
20 Civic Center Plaza Ross Annex M -20
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PGomez@santa-ana.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE BELLA TERRA RESIDENTIAL COMMUNITY AND TEMPLE PROJECT DATED JANUARY 9, 2026, STATE CLEARINGHOUSE NUMBER 2026010220

Dear Pedro Gomez,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Bella Terra Residential Community and Temple Project (Project). The proposed Project involves demolition of three existing residential structures and associated improvements to accommodate the construction of 12 single-family homes and 3,500-square feet (sf), 2-story religious temple on an approximate 2.5-acre site within the City of Santa Ana. Th Project will develop 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. The religious temple will include 19 parking stalls and will 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 to subdivide the site into 13 developable lots and one common area lot to accommodate the proposed residential development. DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual
2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in DTSC's PEA Guidance Manual. Furthermore, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

DTSC would like to thank you for the opportunity to comment on the MND for the Bella Terra Residential Community and Temple Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our CEQA Review email for additional guidance.

Sincerely,



Tamara Purvis
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cc: (via email)

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