CITY OF SANTA ANA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: Agencies, Organizations and Interested Parties
From: City of Santa Ana
Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Bella Terra Residential Community and Temple Project

The City of Santa Ana ("City") is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed Project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed Project and finds issuance of a Mitigated Negative Declaration is the appropriate level of CEQA environmental review.

Agencies: The City requests that your agency review the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project, in accordance with California Code of Regulations, Title 14, Section 15086(a).

Organizations and Interested Parties: The City requests your comments and concerns regarding the environmental issues associated with the proposed Project.

Project Title: Bella Terra Residential Community and Temple Project

Project Location: 4006, 4010, and 4018 West Hazard Avenue, Santa Ana CA 92703

Project Description: 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, as shown in Exhibit 1, Aerial Photograph. 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.

Environmental Determination: An initial environmental study recommending a Negative Declaration with mitigation measures (Mitigated Negative Declaration) has been prepared. Possible impacts identified in the Initial Study include those related to Cultural Resources, Geology and Soils, Noise, Tribal Cultural Resources, and Mandatory Findings of Significance. With implementation of mitigation measures, all potential impacts would be less than significant.

Public Review Period/Responses and Comments: The IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087. The City will accept written responses and comments for 30 days, between **January 13, 2026** and no later than 5 PM on **February 12, 2026**. Please indicate a contact person for your agency or organization and send your responses or comments to:

City of Santa Ana, Planning Division
Attn: Pedro Gomez, Principal Planner
20 Civic Center Plaza, Ross Annex M-20
Santa Ana, CA 92701
PGomez@santa-ana.org

Documentation Availability: This IS/MND and associated materials are available for review during regular business hours at the following locations:

City of Santa Ana Planning Division Counter, 20 Civic Center Plaza, Ross Annex M-20, Santa Ana, CA 92701
Southwest Senior Center, 2201 West McFadden Avenue, Santa Ana, CA 92704

The document is available on-line on the City's website at: https://www.santa-ana.org/bella-terra-residential-community-and-temple-4006-4018-west-hazard-avenue/



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Aerial Photograph

Exhibit 1

Bella Terra Residential Community and Temple Project

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