Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Bella Terra Residential Community and Temple Project

Lead Agency: City of Santa Ana | Contact Person: Pedro Gomez
Mailing Address: 20 Civic Center Plaza, Ross Annex M-20 | Phone: 714.667.2790
City: Santa Ana | Zip: 92701 | County: Orange County

Project Location: County: Orange County | City/Nearest Community: Santa Ana
Cross Streets: West Hazard Avenue & Morse Drive | Zip Code: 92703
Longitude/Latitude (degrees, minutes and seconds): 33°45′07.9″ N/117°55′22.3″ W | Total Acres: 2.5
Assessor's Parcel No.: 100-261-18, -19, & -20 | Section: 00 | Twp: 5S | Range: 10W | Base:
Within 2 Miles: State Hwy. #: SR-22 | Waterways: Santa Ana River & East Garden Grove Wintersburg Channel
Airports: None | Railways: None | Schools: Hazard ES, Woodbury ES, Clinton ES, Morningside ES, Sunnyside ES, Thomas Paine ES, Newhope ES, Abraham Lincoln ES, Fremont ES, Anthony ES, Post ES, Peters K-3 ES, James Irvine Intermediate, Fitz Intermediate, La Quinta HS, Santiago HS, Cristo Rey OC HS

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☒ Site Plan
☐ Rezone ☐ Prezone ☒ Use Permit ☒ Land Division (subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Zoning Ordinance Amendment

Development Type:

☒ Residential: Units 12 Acres 2.5
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational ____
☐ Recreational ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☒ Other: Religious temple / 3,500 SF / 2 emp.

Project Issues Discussed in Document:

☒ Aesthetics/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archaeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☒ Economic/Jobs ☒ Energy
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Greenhouse Gas Emissions ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation ☒ Tribal Cultural Resources
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☐ Other:

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

Present Land Use/Zoning/General Plan Designation:

Low Medium Density Residential (LMR-11) / Specific Development No. 53 (SD-53)

Project Description: *(please use a separate page if necessary)*

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.

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Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

___	Air Resources Board	X	Office of Historic Preservation
___	Boating & Waterways, Department of	___	Office of Public School Construction
___	California Emergency Management Agency	___	Parks & Recreation, Department of
___	California Highway Patrol	___	Pesticide Regulation, Department of
X	Caltrans District # 12	___	Public Utilities Commission
___	Caltrans Division of Aeronautics	X	Regional WQCB # **8**
___	Caltrans Planning	___	Resources Agency
___	Central Valley Flood Protection Board	___	Resources Recycling and Recovery, Department of
___	Coachella Valley Mtns. Conservancy	___	S.F. Bay Conservation & Development Comm.
___	Coastal Commission	___	San Gabriel & Lower L.A. Rivers & Mountains Conservancy
___	Colorado River Board	___	San Joaquin River Conservancy
___	Conservation, Department of	___	Santa Monica Mountains Conservancy
___	Corrections, Department of	___	State Lands Commission
___	Delta Protection Commission	___	SWRCB: Clean Water Grants
___	Education, Department of	X	SWRCB: Water Quality
___	Energy Commission	___	SWRCB: Water Rights
___	Fish & Wildlife Region # ___	___	Tahoe Regional Planning Agency
___	Food & Agriculture, Department of	___	Toxic Substances Control, Department of
___	Forestry and Fire Protection	___	Water Resources, Department of
___	General Services, Department of		
___	Health Services, Department of	X	Other: South Coast Air Quality Management District
___	Housing & Community Development	X	Other: SCAG
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date: January 13, 2026 Ending Date: February 12, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Psomas
Address: 150 South Arroyo Pkwy., Ste 102
City/State/Zip: Pasadena, CA 91105
Contact: Jessica Hitchcock
Phone: 626.204.6565

Applicant: Long Van Nguyen
Address: 13902 Harbor Blvd, Suite 2A
City/State/Zip: Garden Grove, CA 92843
Phone: 714-851-8243

Signature of Lead Agency Representative: Pedro Gomez **Date:** 1/13/2026

Authority cited: Sections 21083 and 21087, Public Resources Code, Reference: Section 21161, Public Resources Code.