



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202685000526

FILED

May 7, 2026

HUGH NGUYEN
CLERK - RECORDER

By H. Nguyen
Deputy clerk

30-05/07/2026-0371

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

BELLA TERRA RESIDENTIAL COMMUNITY AND TEMPLE PROJECT

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 05/07/2026

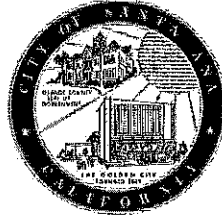
Posted 05/07/2026 Removed _____

Returned to agency on _____

DEPUTY 428

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.

MAYOR
Valerie Amezcua
MAYOR PRO TEM
David Penaloza
COUNCILMEMBERS
Phil Bacerra
Johnathan Ryan Hernandez
Jessie Lopez
Thal Viet Phan
Benjamin Vazquez



CITY MANAGER
Alvaro Nuñez
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

CITY OF SANTA ANA
PLANNING AND BUILDING AGENCY
20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

FILED

MAY 07 2026

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

NOTICE OF DETERMINATION

TO: Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Santa Ana
Planning and Building Agency
P.O. Box 1988
20 Civic Center Plaza, M-20
Santa Ana, CA 92702

Orange County Clerk Recorder
P.O. Box 238
Santa Ana, CA 92702-0238

CONTACT: Pedro Gomez, AICP
Principal Planner
pgomez@santa-ana.org

PHONE: (714) 667-2790

Subject: Filing Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Bella Terra Residential Community and Temple Project
Application Nos: ZOA No. 2026-02, CUP No. 2026-03, TTM No. 2026-01
State Clearinghouse Number: 2026010220
Project Location: 4006, 4010, and 4018 West Hazard Avenue, Santa Ana, CA (Orange County)

Applicant: Long Van Nguyen, Studio2 Design + Partners
Attention: Long Nguyen
Applicant Mailing Address: 4010 W. Hazard Avenue, Santa Ana, CA 92703
Phone: (714) 851-8243 **Email:** studio2@yahoo.com

Project Description: The Project consists of demolition of three existing single-family residences and associated improvements and the development of a residential community and religious facility on approximately 2.46 acres. The Project includes construction of twelve (12) two-story single-family homes and a two-story, approximately 3,500-square-foot temple. The site will be subdivided into 13 developable lots and one common area lot, and will include a new private street, on-site parking, landscaping, and associated site improvements.

On May 5, 2026, the City Council of the City of Santa Ana (Lead Agency) adopted the second reading of an ordinance approving Zoning Ordinance Amendment No. 2026-02; and

SANTA ANA CITY COUNCIL

Valerie Amezcua
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Thal Viet Phan
Ward 1
thphan@santa-ana.org

Benjamin Vazquez
Ward 2
bvazquez@santa-ana.org

Jessie Lopez
Ward 3
jessielopez@santa-ana.org

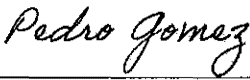
Phil Bacerra
Ward 4
pbacerra@santa-ana.org

Johnathan Ryan Hernandez
Ward 5
jryanhernandez@santa-ana.org

This is to advise that the City of Santa Ana (Lead Agency) has approved the above-described project on May 5, 2026, and made the following determination regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the Project.
4. A mitigation reporting or monitoring plan was adopted for this Project.
5. A Statement of Overriding Considerations was not adopted for this Project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at: <https://www.santa-ana.org/bella-terra-residential-community-and-temple-4006-4018-west-hazard-avenue/>

	May 6, 2026	Principal Planner
<i>Signature (Public Agency)</i>	<i>Date</i>	<i>Title</i>

Date received for filing:

Date received for filing at SCH (if applicable):

Authority Cited: Sections 21083 and 21087, Public Resources Code.
Reference Sections 21000-21174, Public Resources Code.

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

State Clearinghouse: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

FILED

MAY 07 2026

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

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vamezcua@santa-ana.org

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jessielopez@santa-ana.org

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pbacerra@santa-ana.org

Johnathan Ryan Hernandez
Ward 5
jryanhernandez@santa-ana.org



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-0412312026-0322

202685000454

FILED

April 23, 2026

HUGH NGUYEN
CLERK - RECORDER

By MA
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

BELLA TERRA RESIDENTIAL COMMUNITY AND TEMPLE PROJECT

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

MAY 07 2026

HUGH NGUYEN, CLERK-RECORDER

BY: MA DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 04/23/2026

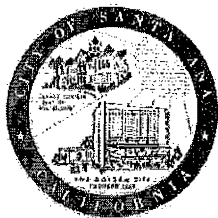
Posted 04/23/2026 Removed _____

Returned to agency on _____

DEPUTY 483

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MAYOR
Valerie Amezcua
MAYOR PRO TEM
David Penaloza
COUNCILMEMBERS
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Benjamin Vazquez



CITY MANAGER
Alvaro Nunez
CITY ATTORNEY
Sonia R. Carvalho
CITY CLERK
Jennifer L. Hall

FILED

MAY 07 2026

CITY OF SANTA ANA
PLANNING AND BUILDING AGENCY

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org

FILED

APR 23 2026

HUGH NGUYEN, CLERK-RECORDER

BY: KG DEPUTY

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

NOTICE OF DETERMINATION

TO: Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Santa Ana
Planning and Building Agency
P.O. Box 1988
20 Civic Center Plaza, M-20
Santa Ana, CA 92702

Orange County Clerk Recorder
P.O. Box 238
Santa Ana, CA 92702-0238

CONTACT: Pedro Gomez, AICP
Principal Planner
pgomez@santa-ana.org

PHONE: (714) 667-2790

Subject: Filing Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Bella Terra Residential Community and Temple Project
Application Nos: ZOA No. 2026-02, CUP No. 2026-03, TTM No. 2026-01
State Clearinghouse Number: 2026010220
Project Location: 4006, 4010, and 4018 West Hazard Avenue, Santa Ana, CA (Orange County)

Applicant: Long Van Nguyen, Studio2 Design + Partners
Attention: Long Nguyen
Applicant Mailing Address: 4010 W. Hazard Avenue, Santa Ana, CA 92703
Phone: (714) 851-8243 **Email:** studio2@yahoo.com

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On April 21, 2026, the City Council of the City of Santa Ana (Lead Agency):

1. Adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) (SCH No. 2026010220);
2. Adopted the first reading of an ordinance approving Zoning Ordinance Amendment No. 2026-02; and

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Ward 4
pbacerra@santa-ana.org


Johnathan Ryan Hernandez
Ward 5
jryan@santa-ana.org

3. Adopted a resolution approving Conditional Use Permit No. 2026-03; and
4. Adopted a resolution approving Tentative Tract Map No. 2026-01 (County Map No. 19332).

This is to advise that the City of Santa Ana (Lead Agency) has approved the above-described project on April 21, 2026, and made the following determination regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the Project.
4. A mitigation reporting or monitoring plan was adopted for this Project.
5. A Statement of Overriding Considerations was not adopted for this Project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at: <https://www.santa-ana.org/bella-terra-residential-community-and-temple-4006-4018-west-hazard-avenue/>

 Signature (Public Agency)	April 23, 2026 Date	Principal Planner Title
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Date received for filing:
Date received for filing at SCH (if applicable):

Authority Cited: Sections 21083 and 21087, Public Resources Code.
 Reference Sections 21000-21174, Public Resources Code.

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.
 State Clearinghouse: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.

FILED

MAY 07 2026

HUGH NGUYEN, CLERK-RECORDER
 BY: MG DEPUTY

FILED

APR 23 2026

HUGH NGUYEN, CLERK-RECORDER
 BY: KD DEPUTY

SANTA ANA CITY COUNCIL

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 Mayor
vamezcua@santa-ana.org

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Johnathan Ryan Hernandez
 Ward 5
jryan@mendez@santa-ana.org



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 763.5a

Print **Print/View** **Save**

RECEIPT NUMBER:
 30-04/23/2026-0322
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2026010220

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 04/23/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202686000454	

PROJECT TITLE

 BELLA TERRA RESIDENTIAL COMMUNITY AND TEMPLE PROJECT

PROJECT APPLICANT NAME LONG VAN NGUYEN, STUDIO2 DESIGN + PARTNERS	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 851-8243
PROJECT APPLICANT ADDRESS 4010 W. HAZARD AVENUE	CITY SANTA ANA	STATE CA
		ZIP CODE 92703

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 \$ 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 \$ 3,093.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Kaeli Do Deputy Clerk
--------------------	--

FILED

MAY 07 2026

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY



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 — 05/07/2026 — 0371
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2026010220

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANTA ANA	LEAD AGENCY EMAIL	DATE 05/07/2026
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202685000526	

PROJECT TITLE

BELLA TERRA RESIDENTIAL COMMUNITY AND TEMPLE PROJECT

PROJECT APPLICANT NAME LONG VAN NGUYEN, STUDIIO2 DESIGN + PARTNERS	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)851-8243
PROJECT APPLICANT ADDRESS 4010 W. HAZARD AVENUE	CITY SANTA ANA	STATE CA
		ZIP CODE 92703

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|--|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,227.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE MELISSA GOMEZ, DEPUTY CLERK
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