

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



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

July 22, 2025

Also sent via email to: anthonymad2002@gmail.com

Cahuilla Band of Indians
Anthony Madrigal, Tribal Historic Preservation Officer
52701 CA Highway 371
Anza, CA, 92539

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Tribal Historic Preservation Officer,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalzoza
Ward 6
dpenalzoza@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

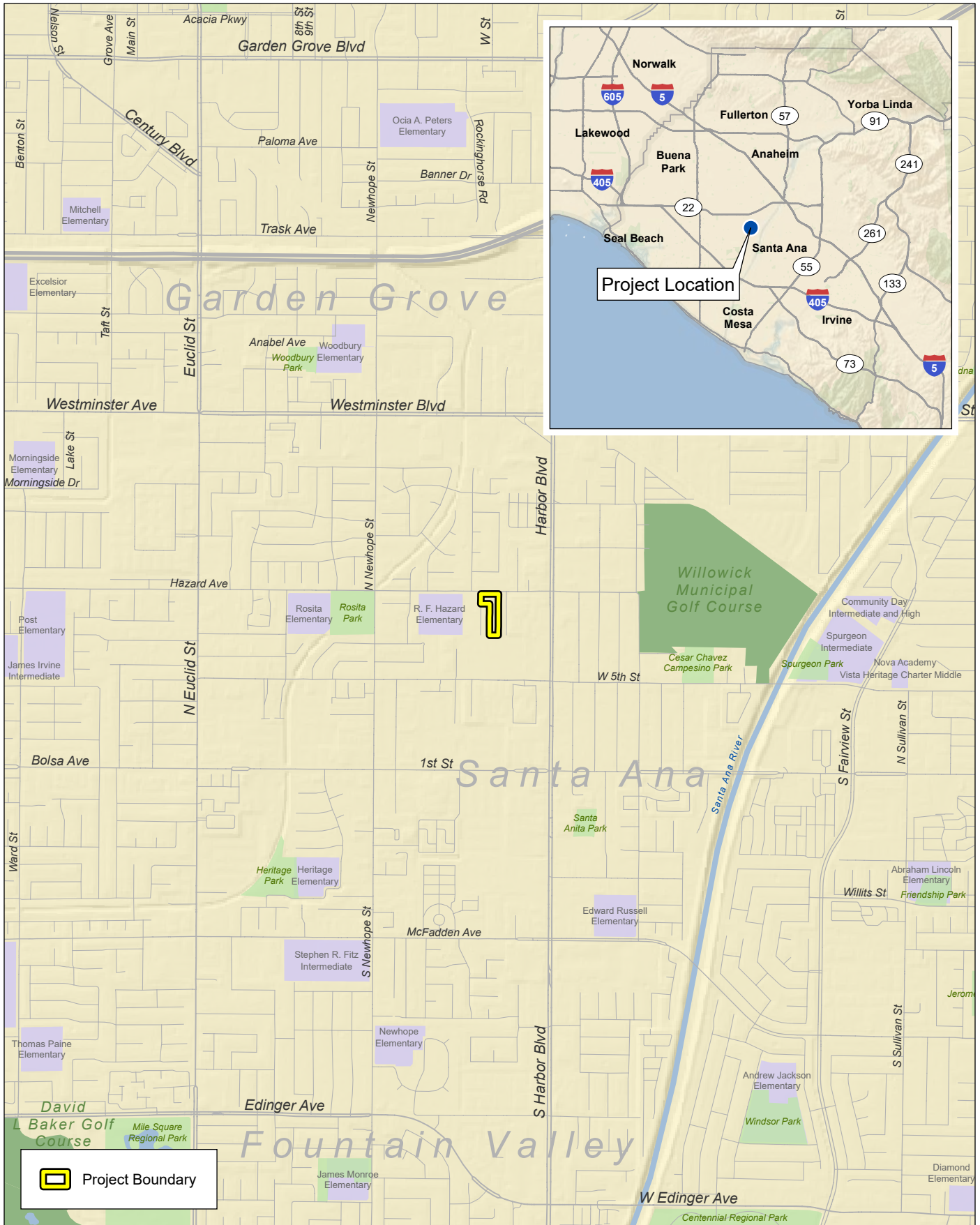


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

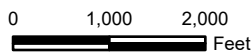
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: besparza@cahuilla-nsn.gov

Cahuilla Band of Indians
BobbyRay Esparza, Cultural Director
52701 CA Highway 371
Anza, CA, 92539

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Cultural Director,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tpfan@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

David Penalzoza
Ward 6
dpenalzoza@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

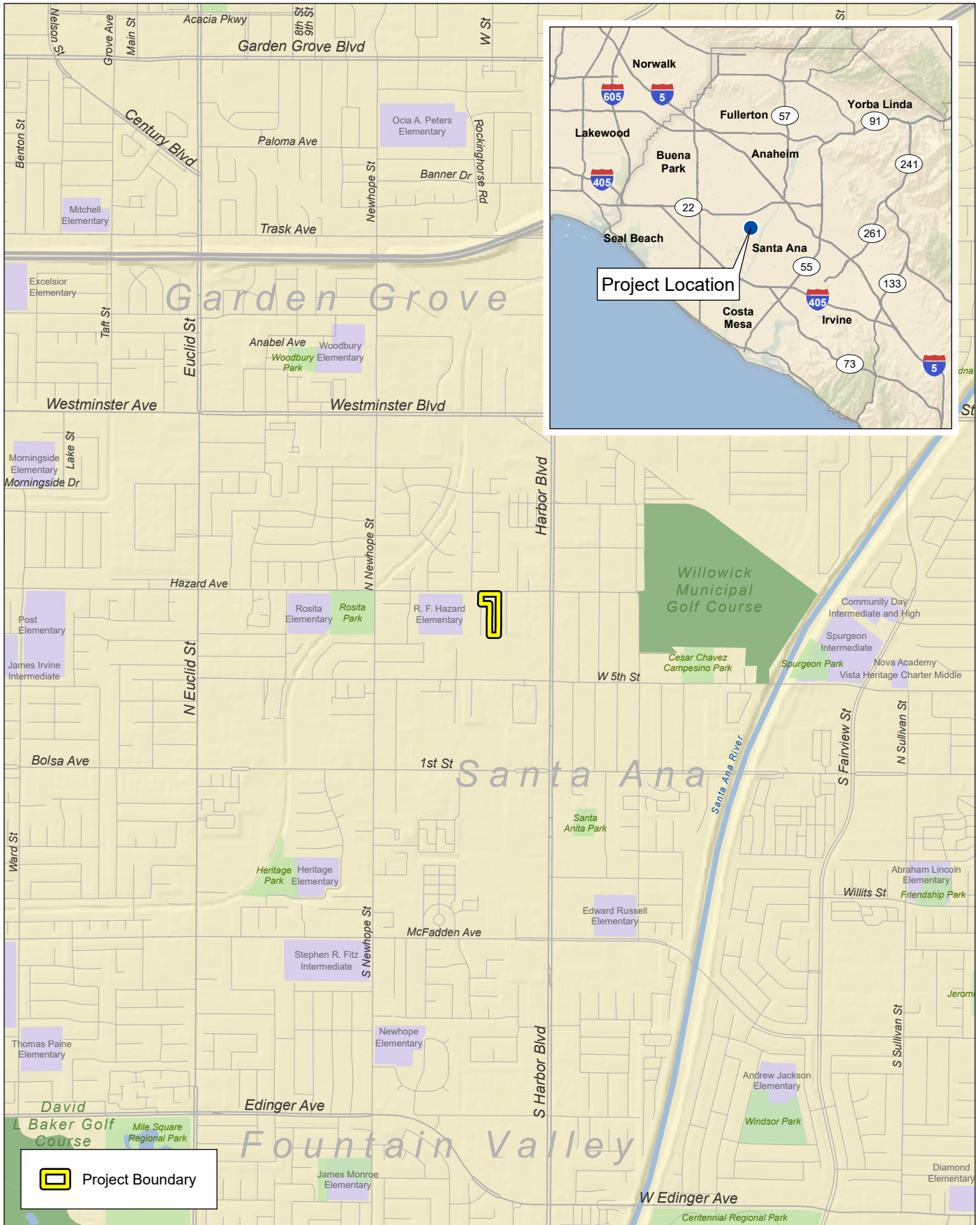


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

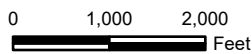
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: chair@cahuilla-nsn.gov

Cahuilla Band of Indians
Erica Schenk, Chairperson
52701 CA Highway 371
Anza, CA, 92539

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Chairperson,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalzoza
Ward 6
dpenalzoza@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

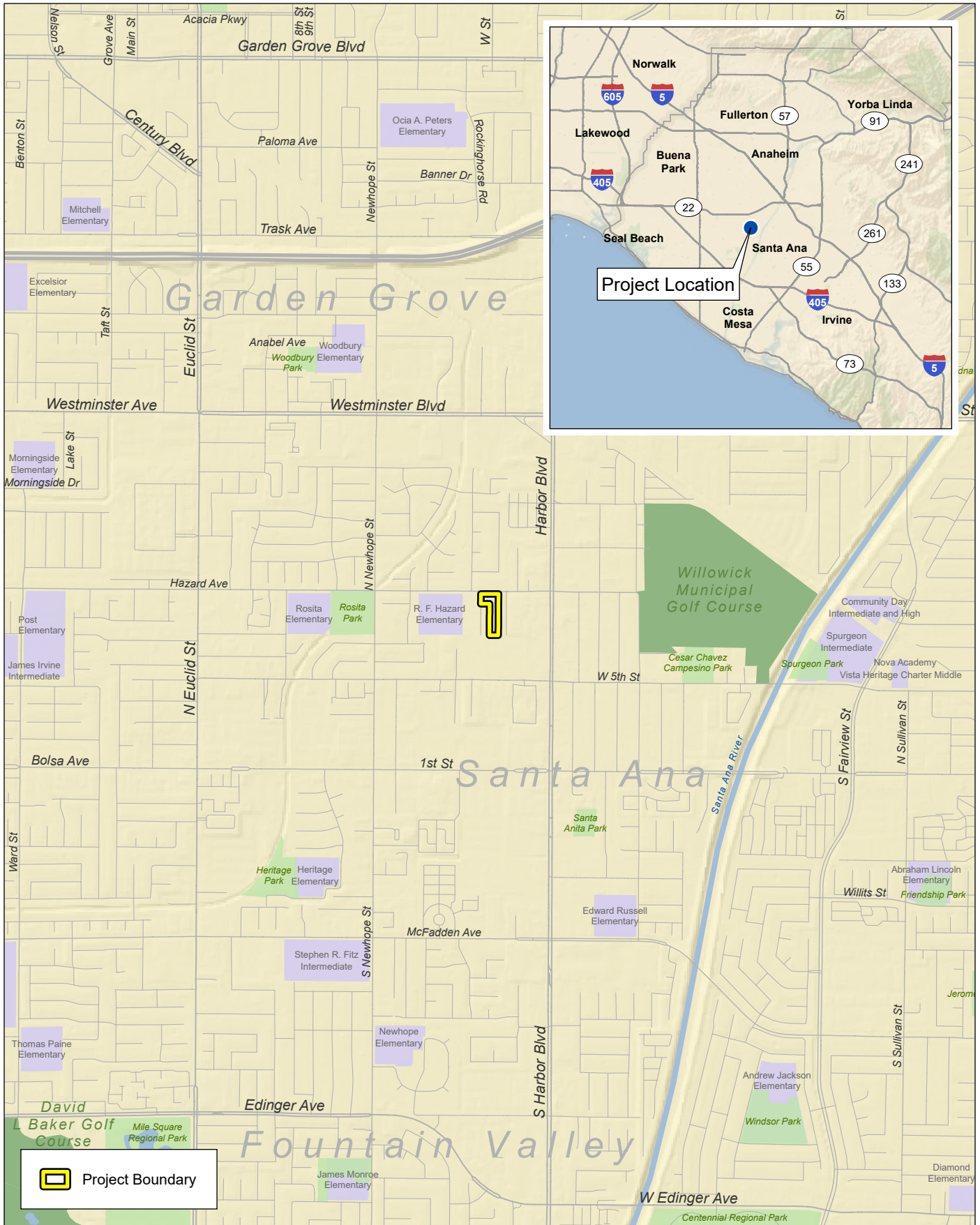


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

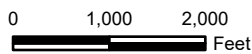
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: admin@gabrielenoindians.org

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Chairperson,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tpfan@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

David Penalosa
Ward 6
dpenalosa@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,



Pedro Gomez, AICP, Principal Planner
City of Santa Ana


Enclosure: Project Vicinity Map and Project Location Map

CC:

Nancy Tran, AICP, Senior Planner
City of Santa Ana

D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: admin@gabrielenoindians.org

Gabrieleno Band of Mission Indians - Kizh Nation
Christina Swindall Martinez, Secretary
P.O. Box 393
Covina, CA, 91723

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Ms. Martinez,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalosa
Ward 6
dpenalosa@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

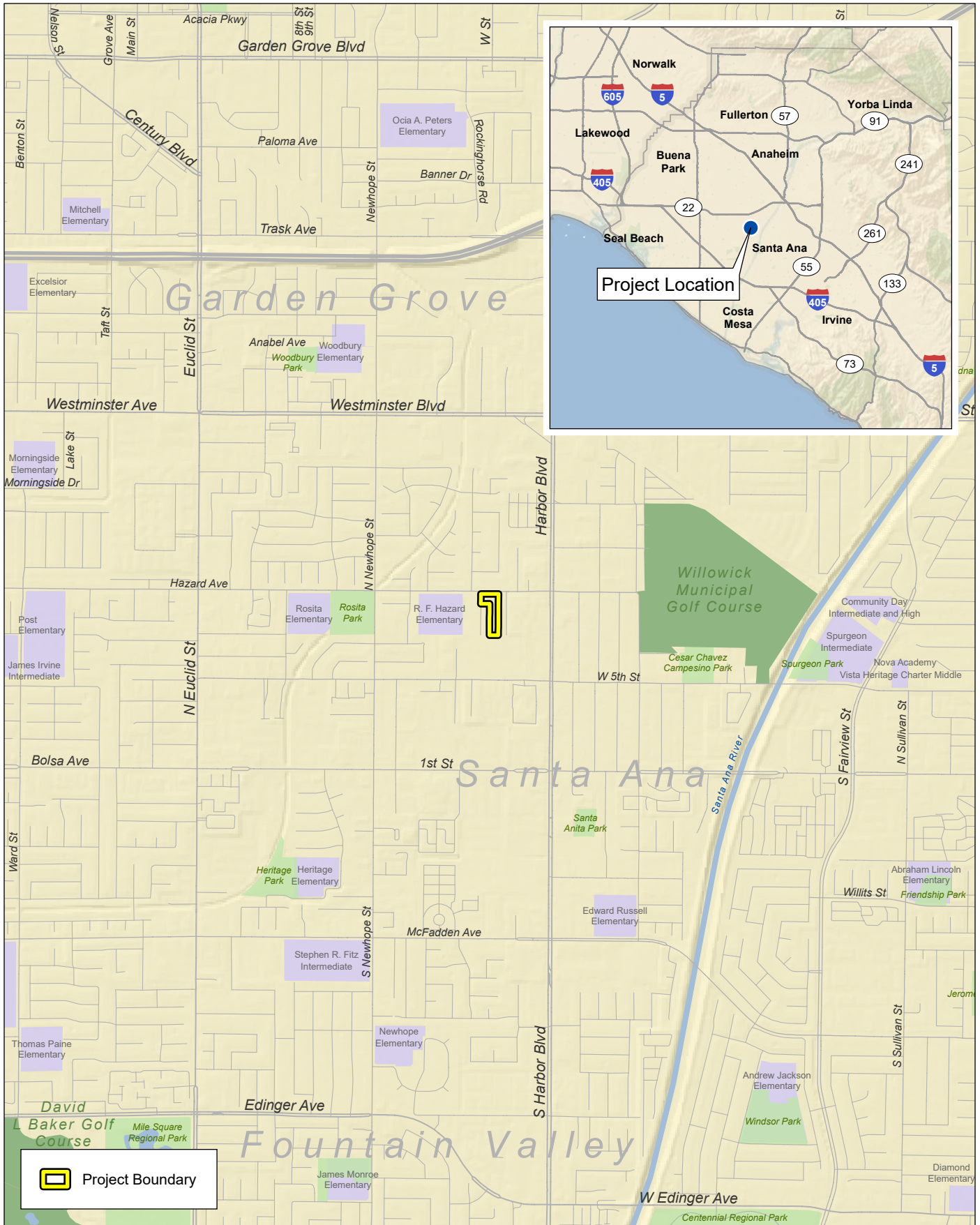


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

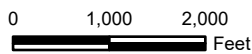
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: GT Tribal Council@aol.com

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Chairperson,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tpphan@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

David Penalzoza
Ward 6
dpenalzoza@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

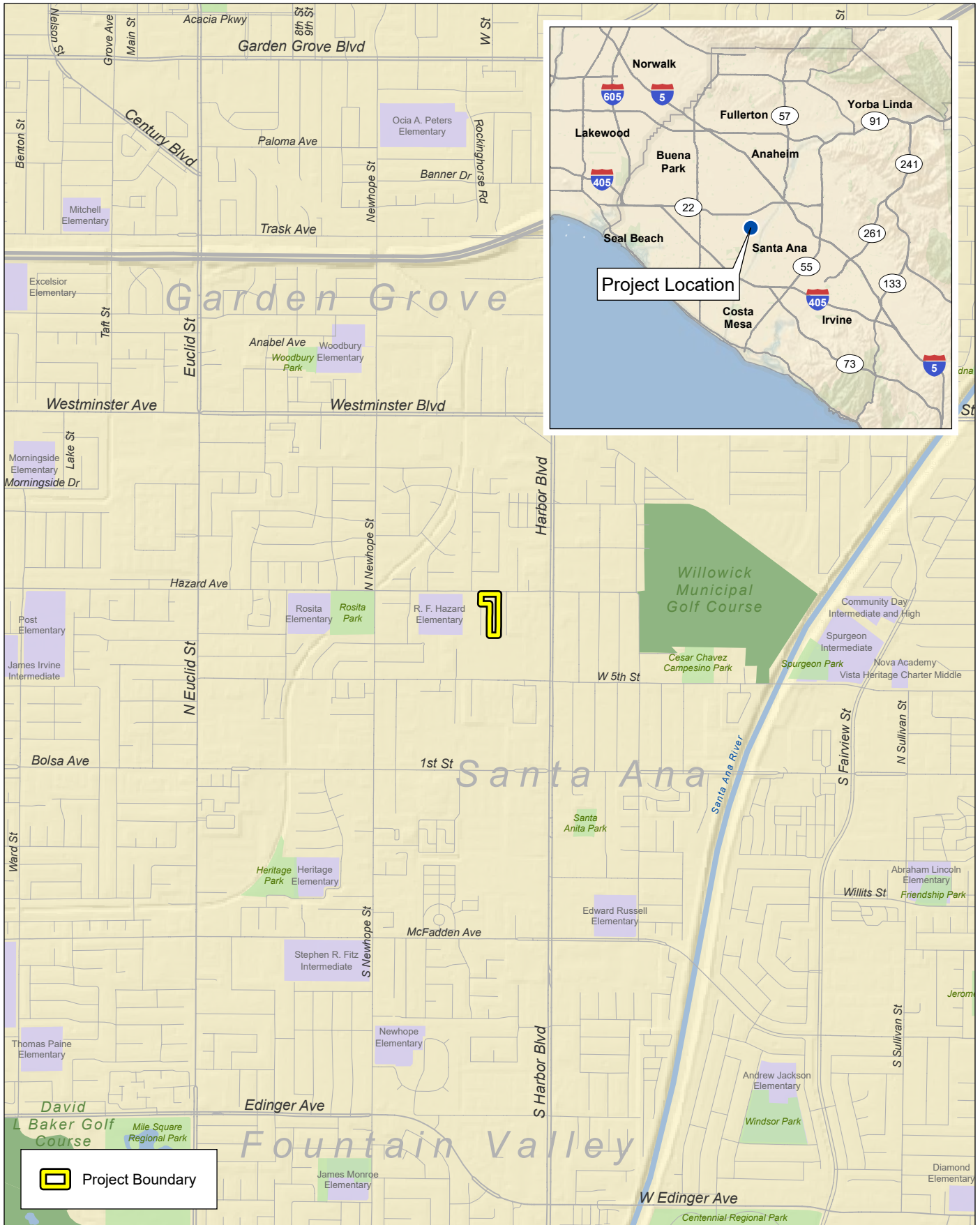


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

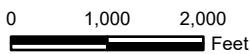
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: christina.marsden@alumni.usc.edu

Gabrielino Tongva Indians of California Tribal Council
Christina Conley, Cultural Resource Administrator
P.O. Box 941078
Simi Valley, CA, 93094

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Cultural Resource Administrator,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tpfan@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

David Penalzoza
Ward 6
dpenalzoza@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

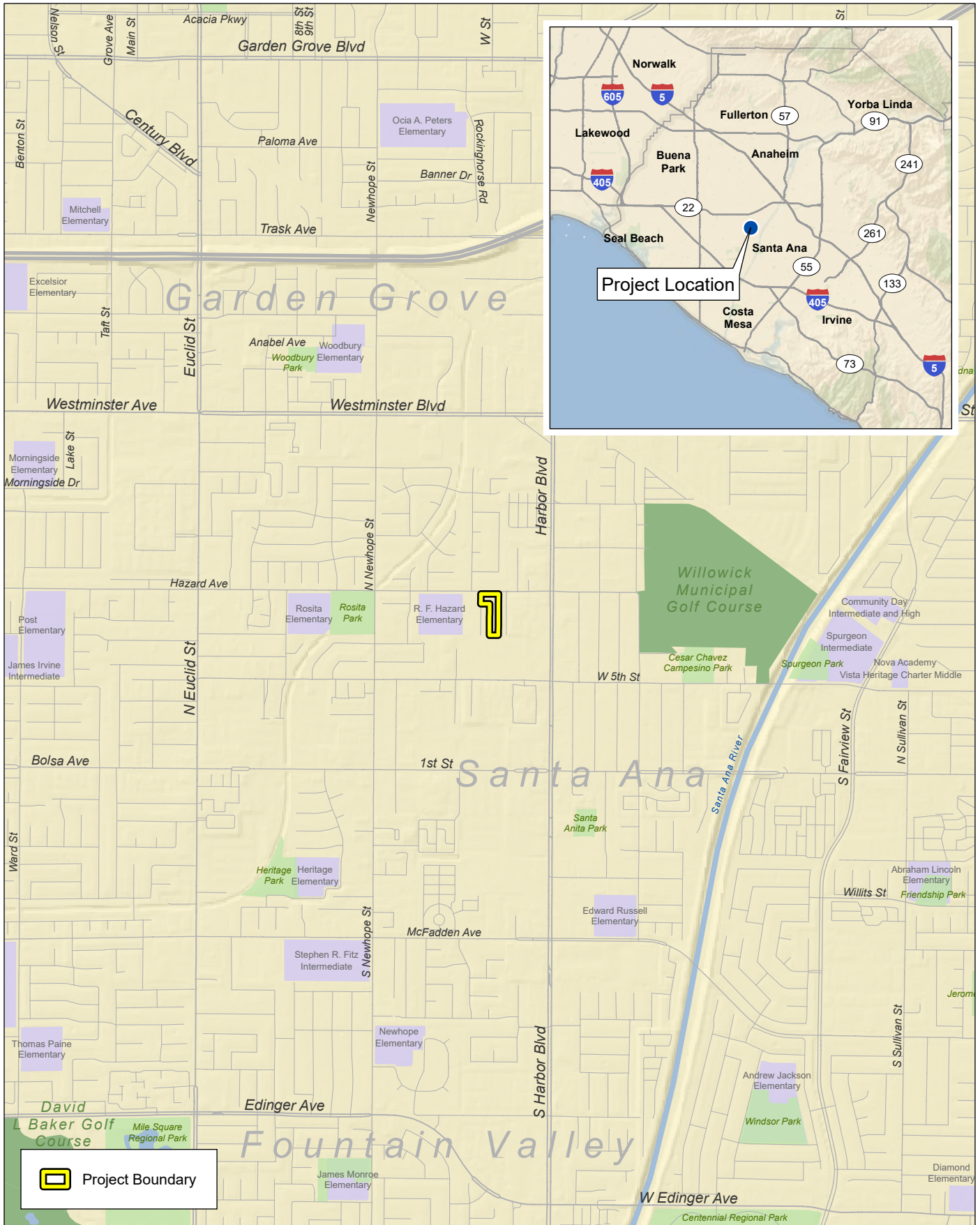
A handwritten signature in black ink that reads "Pedro Gomez". The signature is written in a cursive, flowing style.

Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

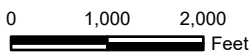
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: gtongva@gmail.com

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Chairperson,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalosa
Ward 6
dpenalosa@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

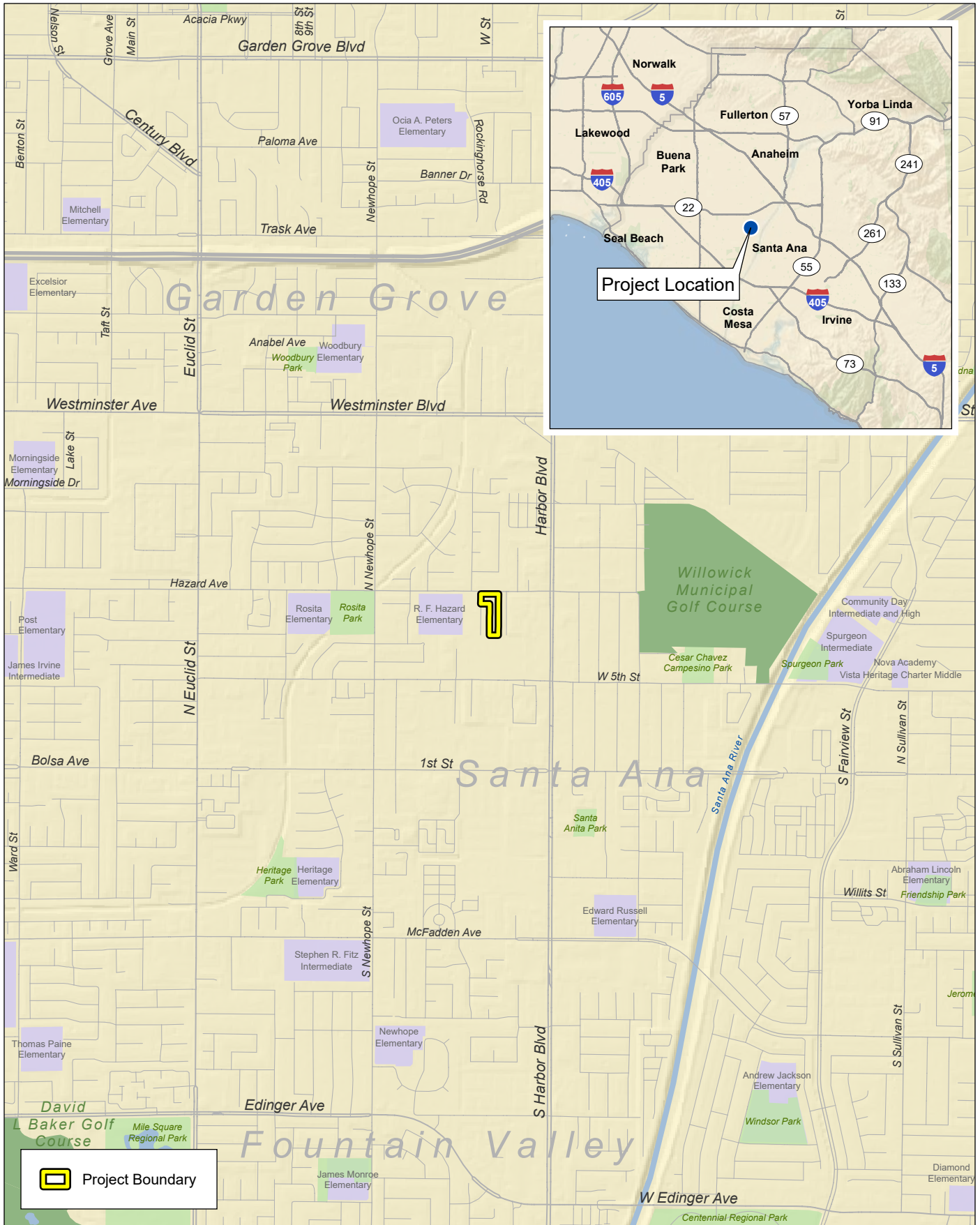


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

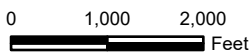
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: sgoad@gabrielino-tongva.com

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231
Los Angeles, CA, 90012

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Chairperson,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalosa
Ward 6
dpenalosa@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

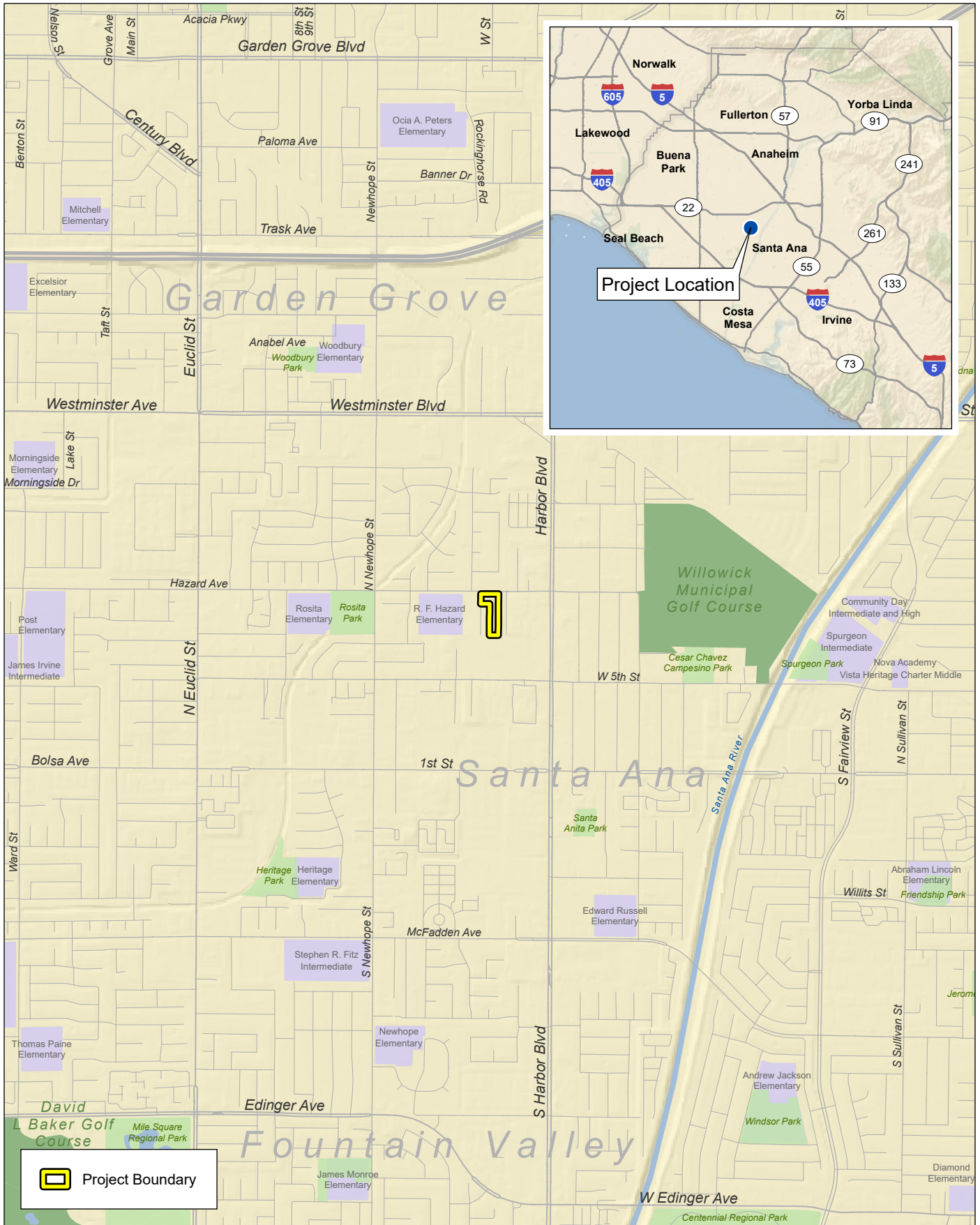


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

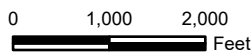
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project

Exhibit 2



0 75 150
Feet



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



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

July 22, 2025

Also sent via email to: Chavez1956metro@gmail.com

Gabrielino-Tongva Tribe
Charles Alvarez, Chairperson
23454 Vanowen Street
West Hills, CA, 91307

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Chairperson,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalosa
Ward 6
dpenalosa@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

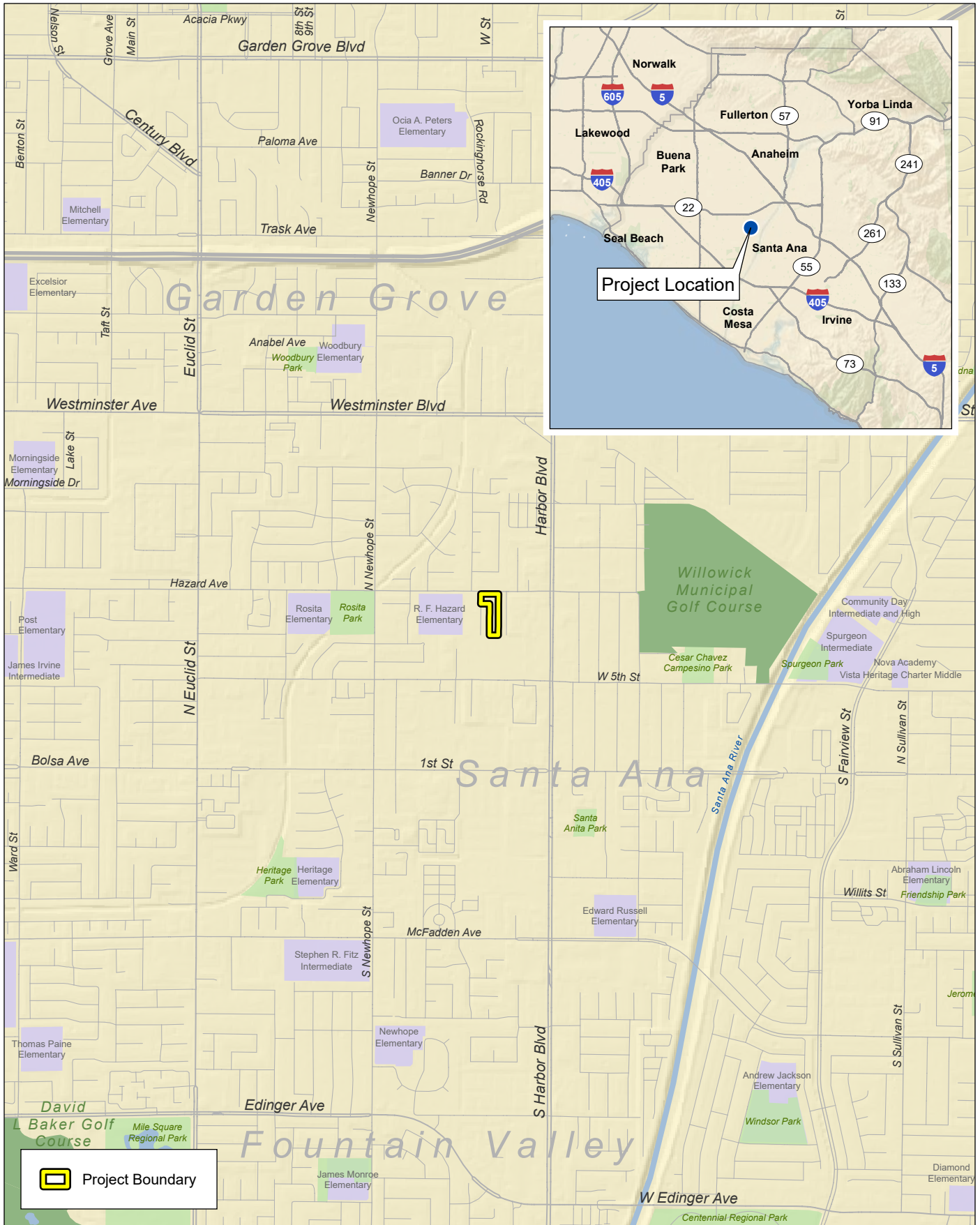


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map


CC:

Nancy Tran, AICP, Senior Planner
City of Santa Ana



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: tongvatcr@gmail.com

Gabrielino-Tongva Tribe
Sam Dunlap, Cultural Resource Director
P.O. Box 3919
Seal Beach, CA, 90740

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Cultural Resource Director,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalosa
Ward 6
dpenalosa@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

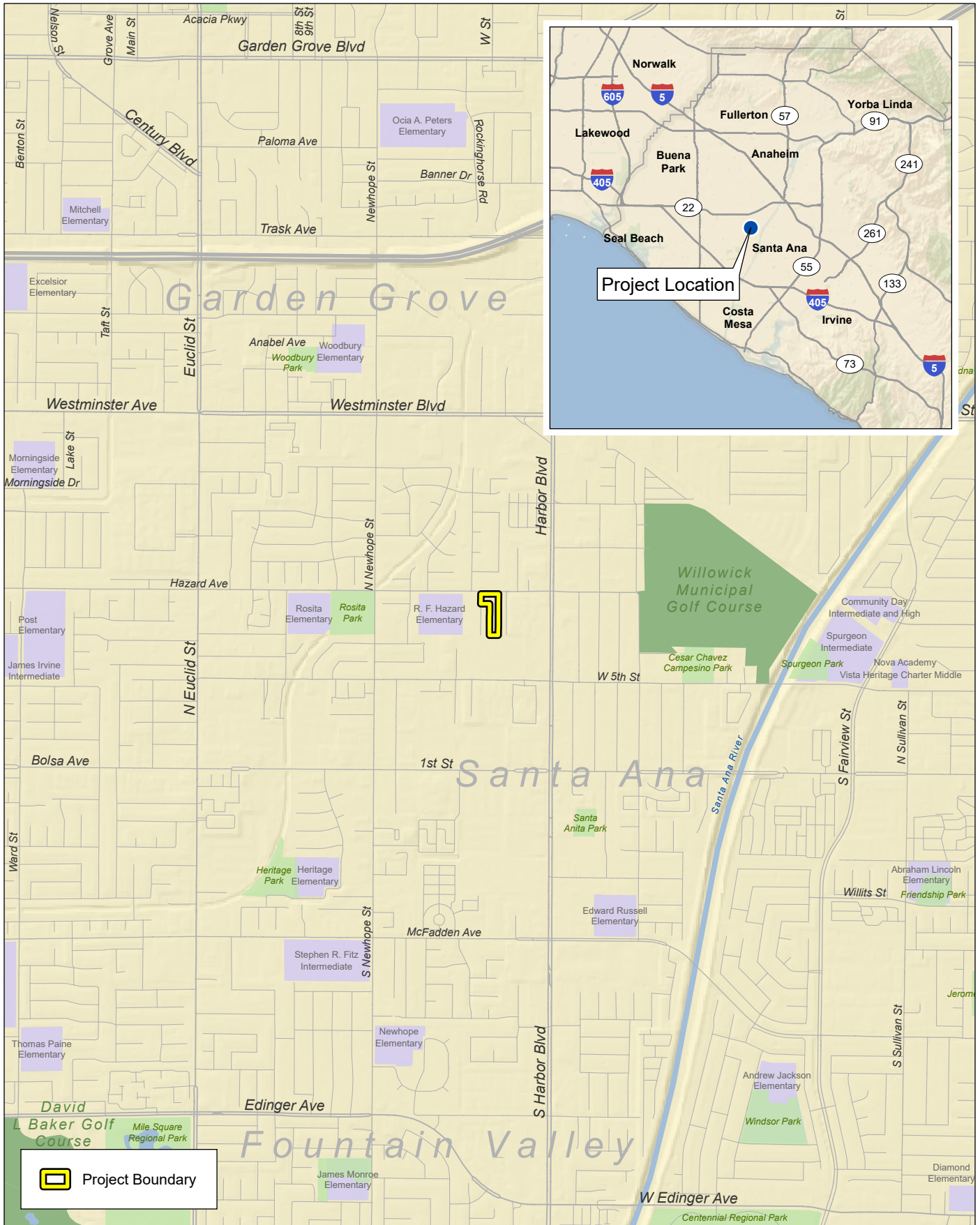


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

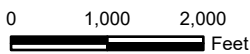
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: kaamalam@gmail.com

Juaneno Band of Mission Indians
Acjachemen Nation - Belardes
Joyce Perry, Cultural Resource Director
4955 Paseo Segovia
Irvine, CA, 92603

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Cultural Resource Director,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalosa
Ward 6
dpenalosa@santa-ana.org

cultural significance of the project area to Native American tribes, the City of Santa Ana is notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

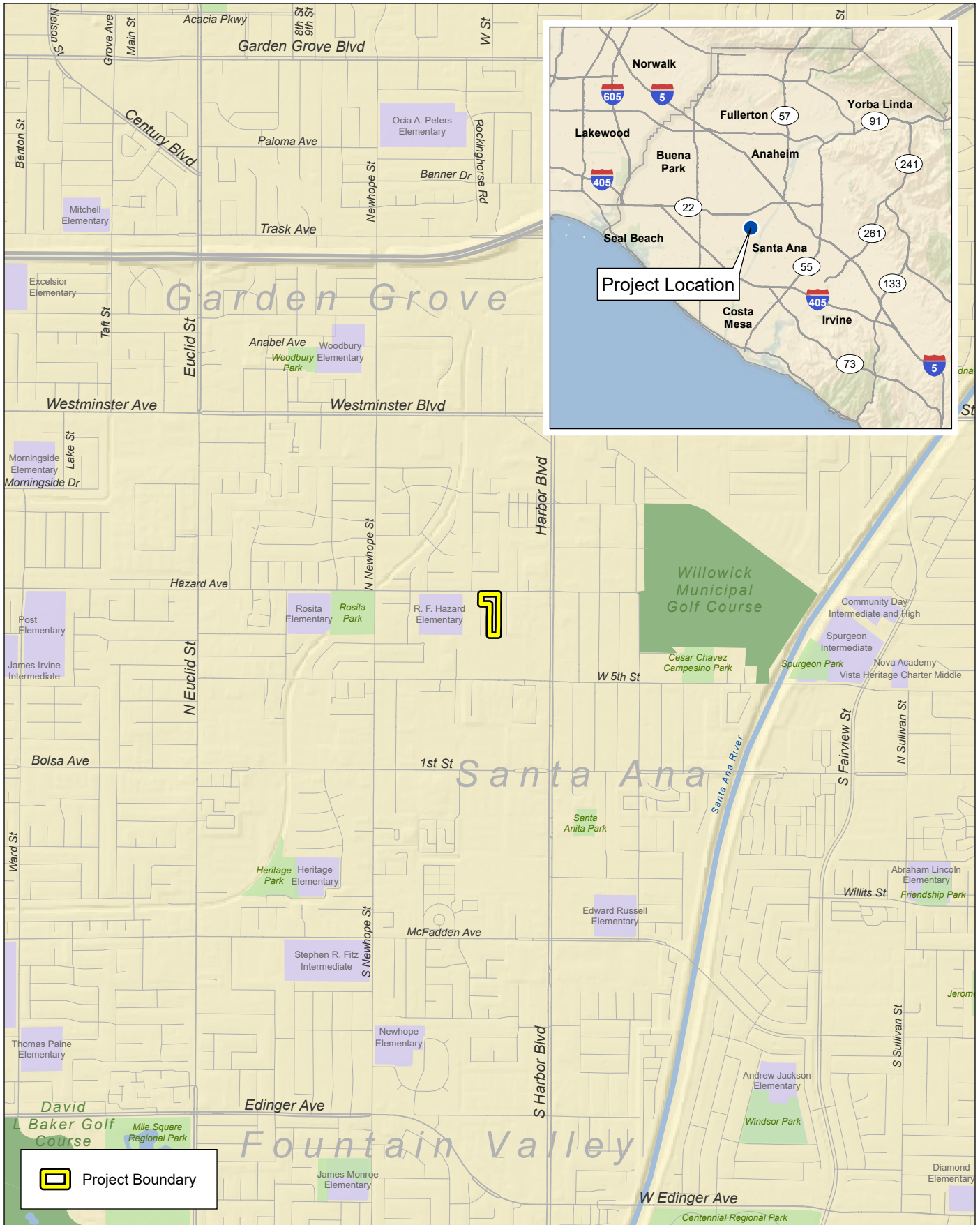


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

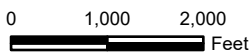
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



MAYOR
Valerie Amezcu
MAYOR PRO TEM
Benjamin Vazquez
COUNCILMEMBERS
Phil Bacerra
Johnathan Ryan Hernandez
Jessie Lopez
David Penalosa
Thai Viet Phan



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

July 22, 2025

Also sent via email to: thpo@jbmian.com

Juaneno Band of Mission Indians
Acjachemen Nation 84A
Heidi Lucero, THPO/MLD
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Ms. Lucero,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and

SANTA ANA CITY COUNCIL

Valerie Amezcu
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalosa
Ward 6
dpenalosa@santa-ana.org

cultural significance of the project area to Native American tribes, the City of Santa Ana is notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

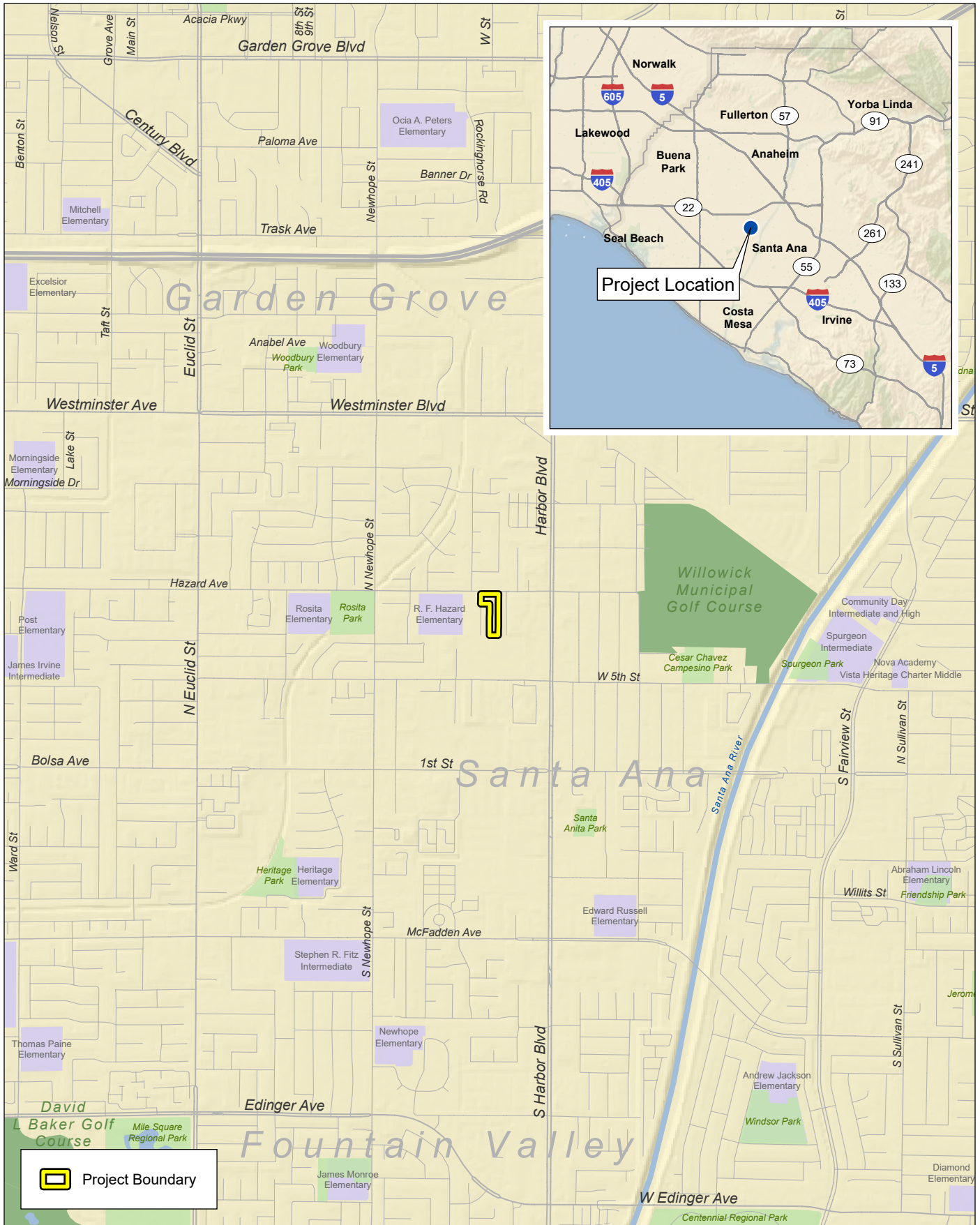


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

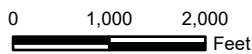
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: nbanda@jbmian.com

Juaneno Band of Mission Indians
Acjachemen Nation 84A
Nathan Banda, Chairman
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Chairman,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalosa
Ward 6
dpenalosa@santa-ana.org

cultural significance of the project area to Native American tribes, the City of Santa Ana is notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

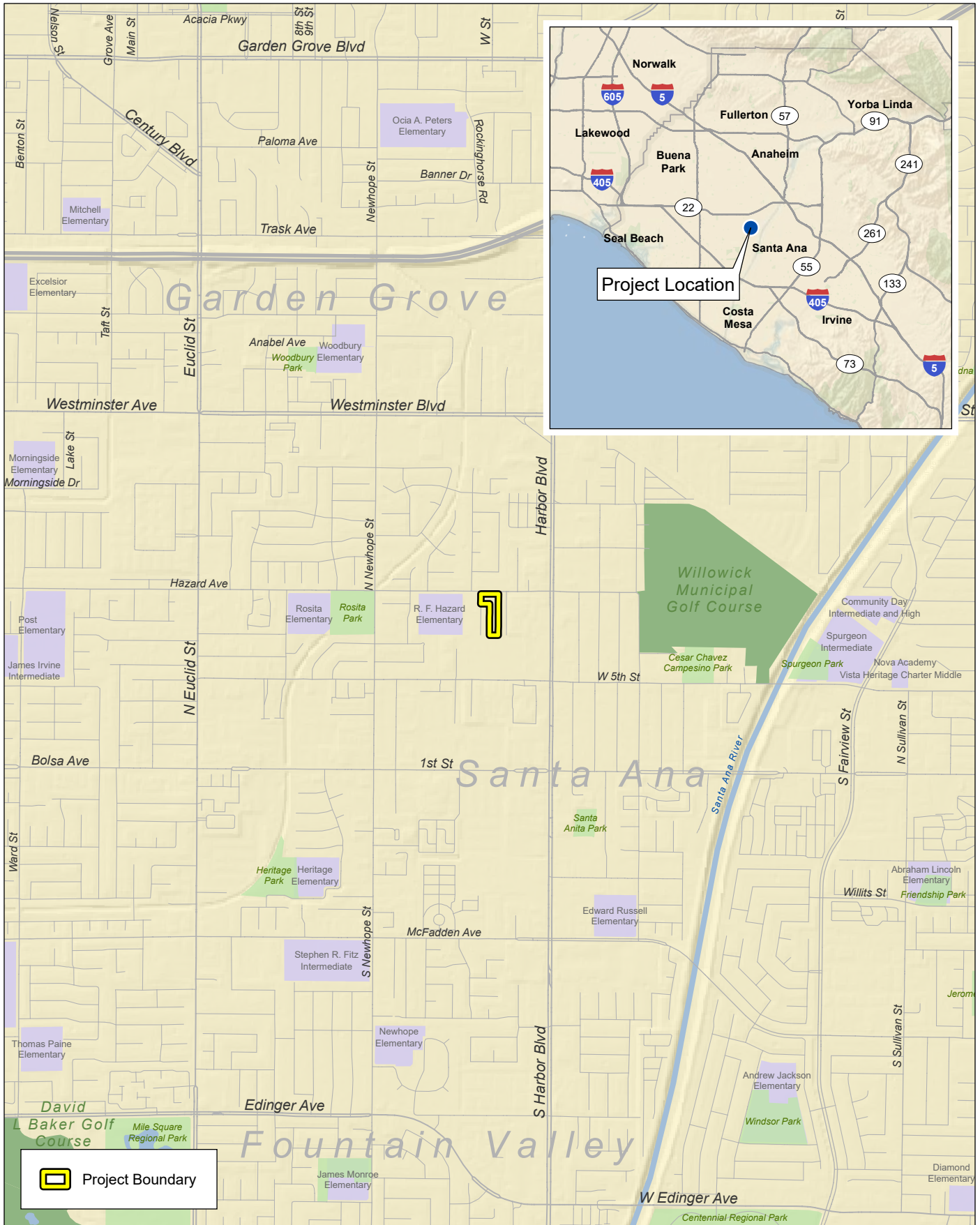


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

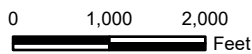
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: webmaster@jbmian.com

Juaneno Band of Mission Indians
Acjachemen Nation 84A
Shannon Wingfield, Secretary
31411-A La Matanza Street
San Juan Capistrano, CA, 92675

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Ms. Wingfield,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalosa
Ward 6
dpenalosa@santa-ana.org

cultural significance of the project area to Native American tribes, the City of Santa Ana is notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

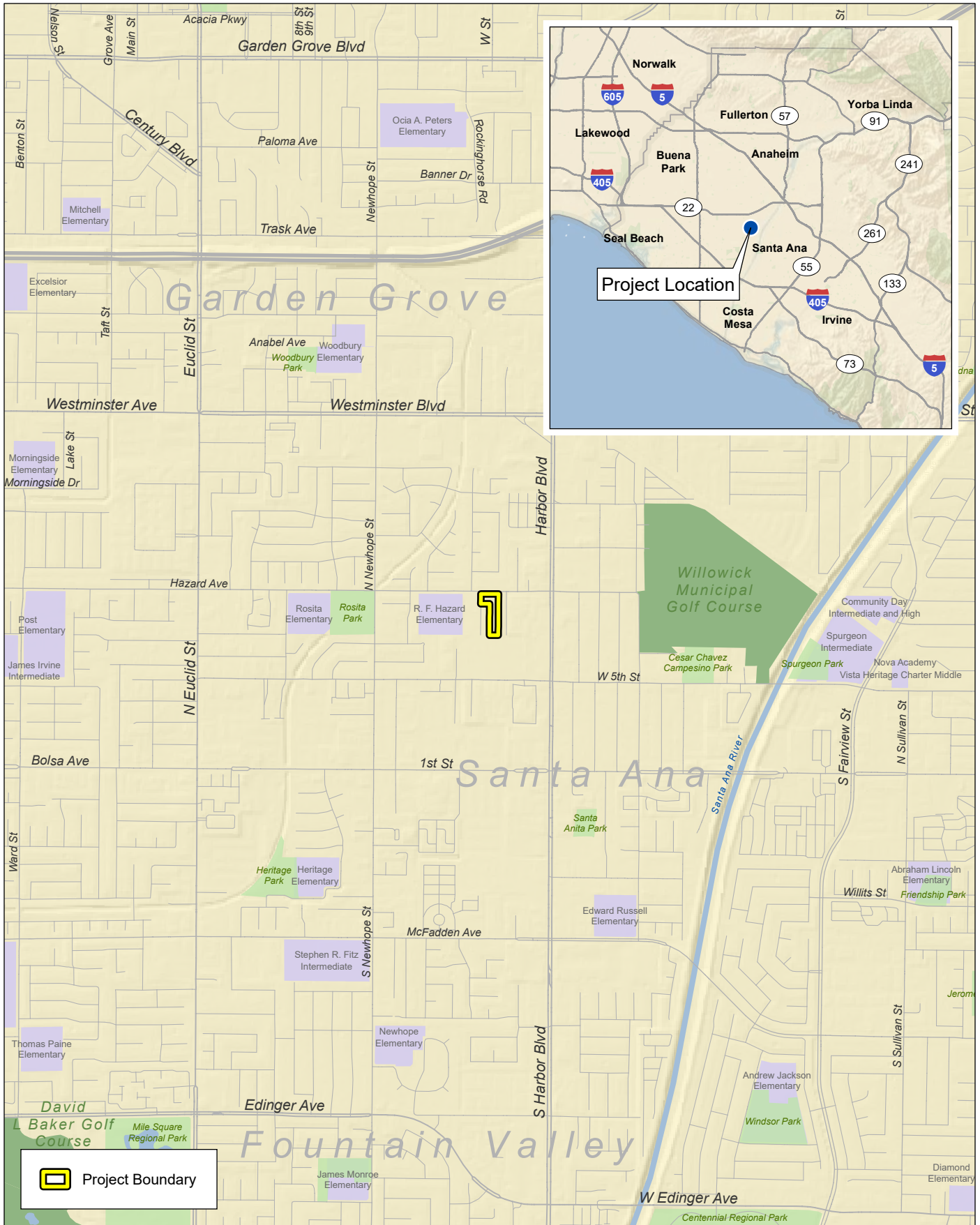


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

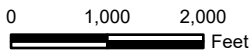
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: awallick@palatribe.com

Pala Band of Mission Indians
Alexis Wallick, Assistant THPO
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Alexis Wallick,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalzoza
Ward 6
dpenalzoza@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

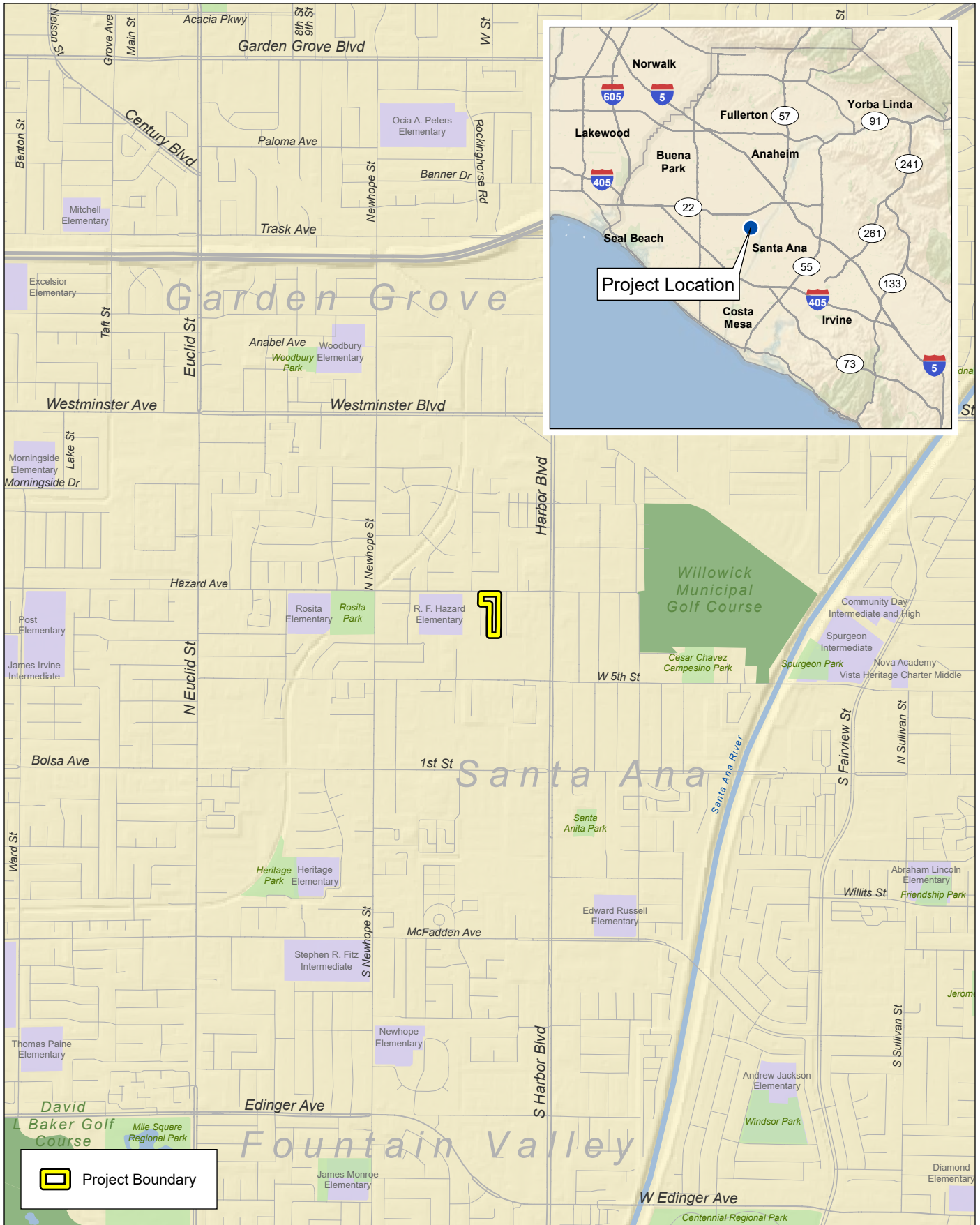
Sincerely,

Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

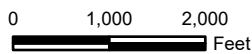
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: cnejo@palatribe.com

Pala Band of Mission Indians
Christopher Nejo, Legal Analyst/Researcher
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Christopher Nejo,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalzoza
Ward 6
dpenalzoza@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

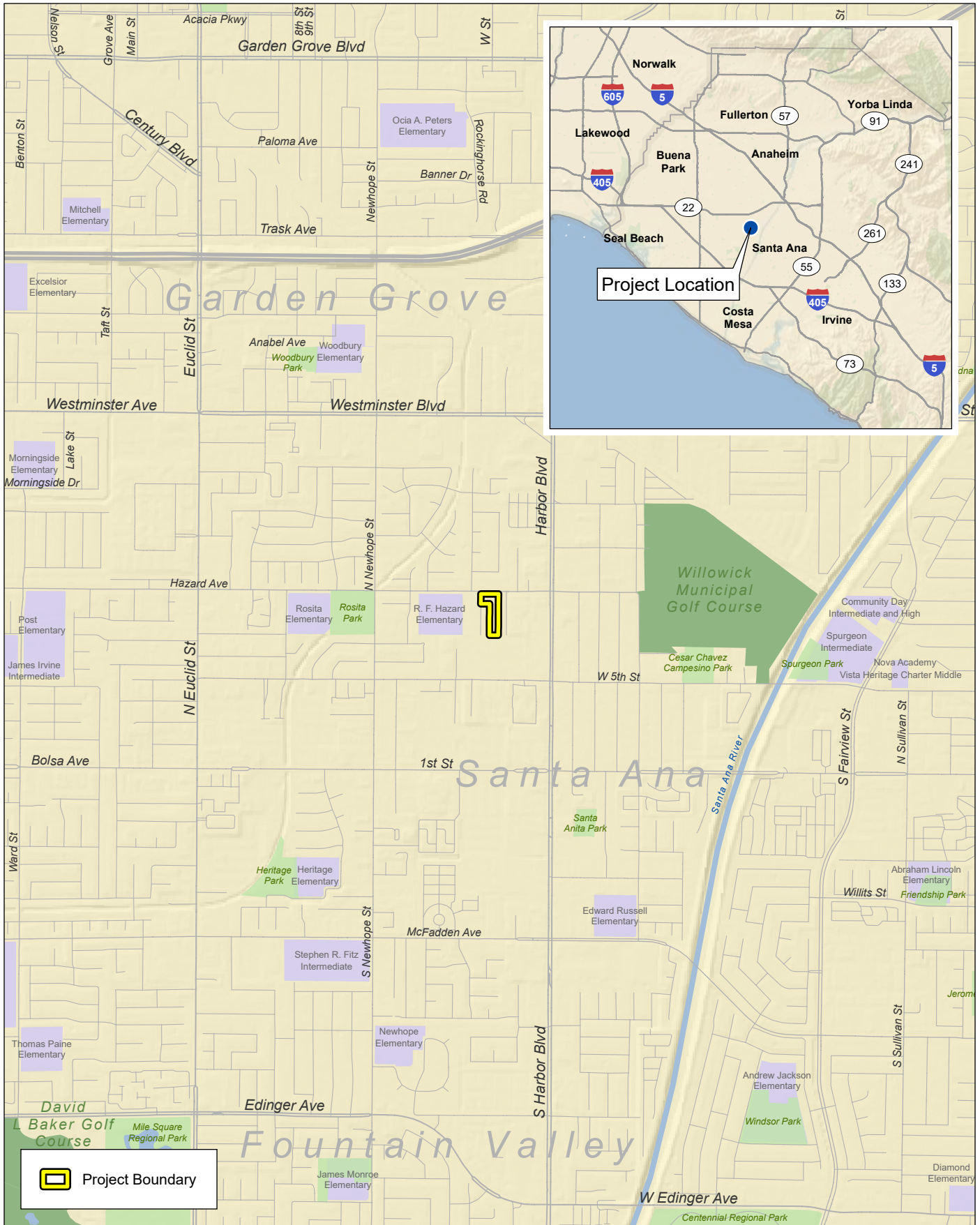


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

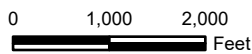
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: sgaughen@palatribe.com

Pala Band of Mission Indians
Shasta Gaughen, Tribal Historic Preservation Officer
PMB 50, 35008 Pala Temecula Road
Pala, CA, 92059

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Tribal Historic Preservation Officer,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalzoza
Ward 6
dpenalzoza@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

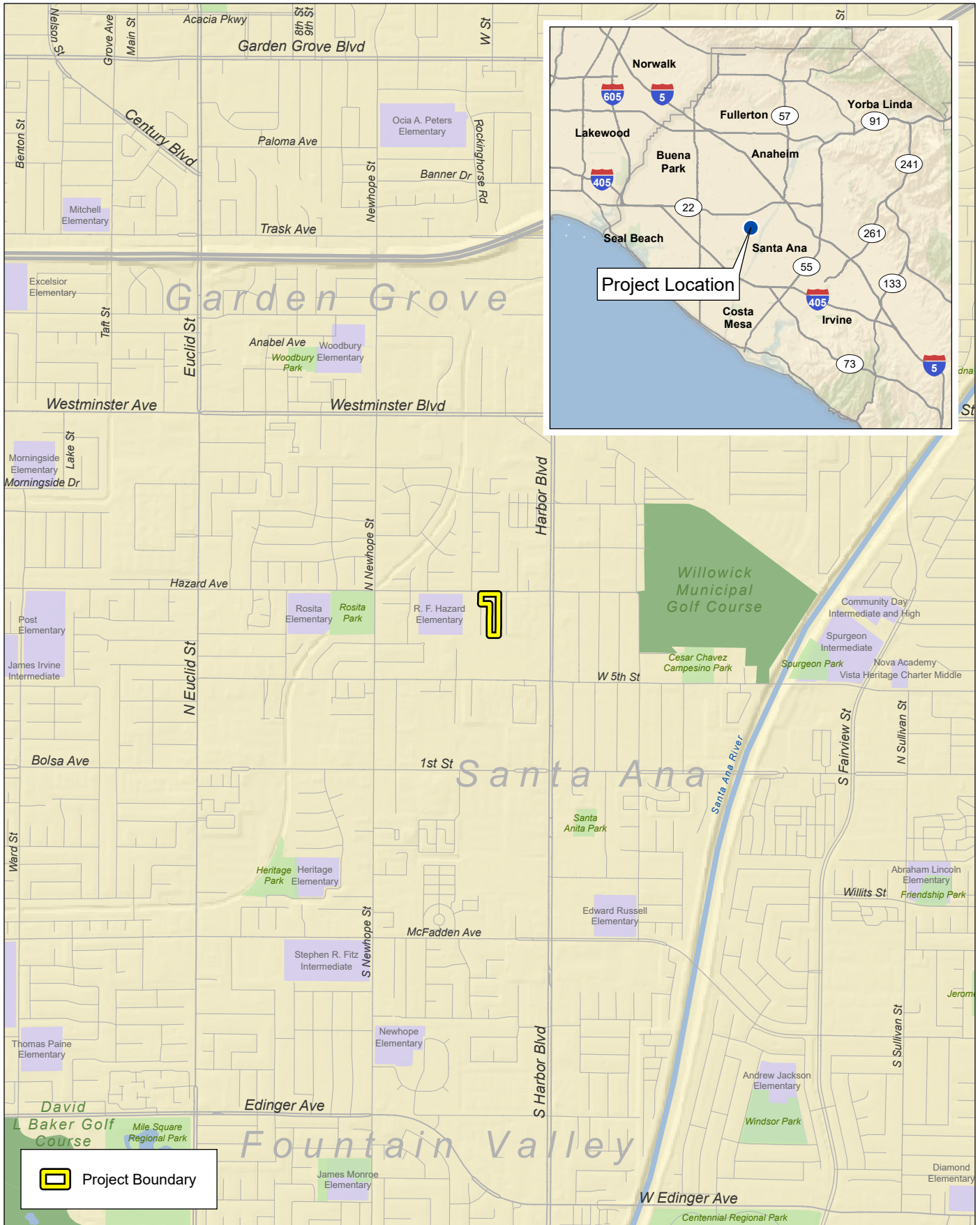


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

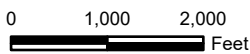
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project

Exhibit 2



0 75 150
Feet



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



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

July 22, 2025

Also sent via email to: sestrada@santarosa-nsn.gov

Santa Rosa Band of Cahuilla Indians
Steven Estrada, Tribal Chairman
P.O. Box 391820
Anza, CA, 92539

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Tribal Chairman,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalzoza
Ward 6
dpenalzoza@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

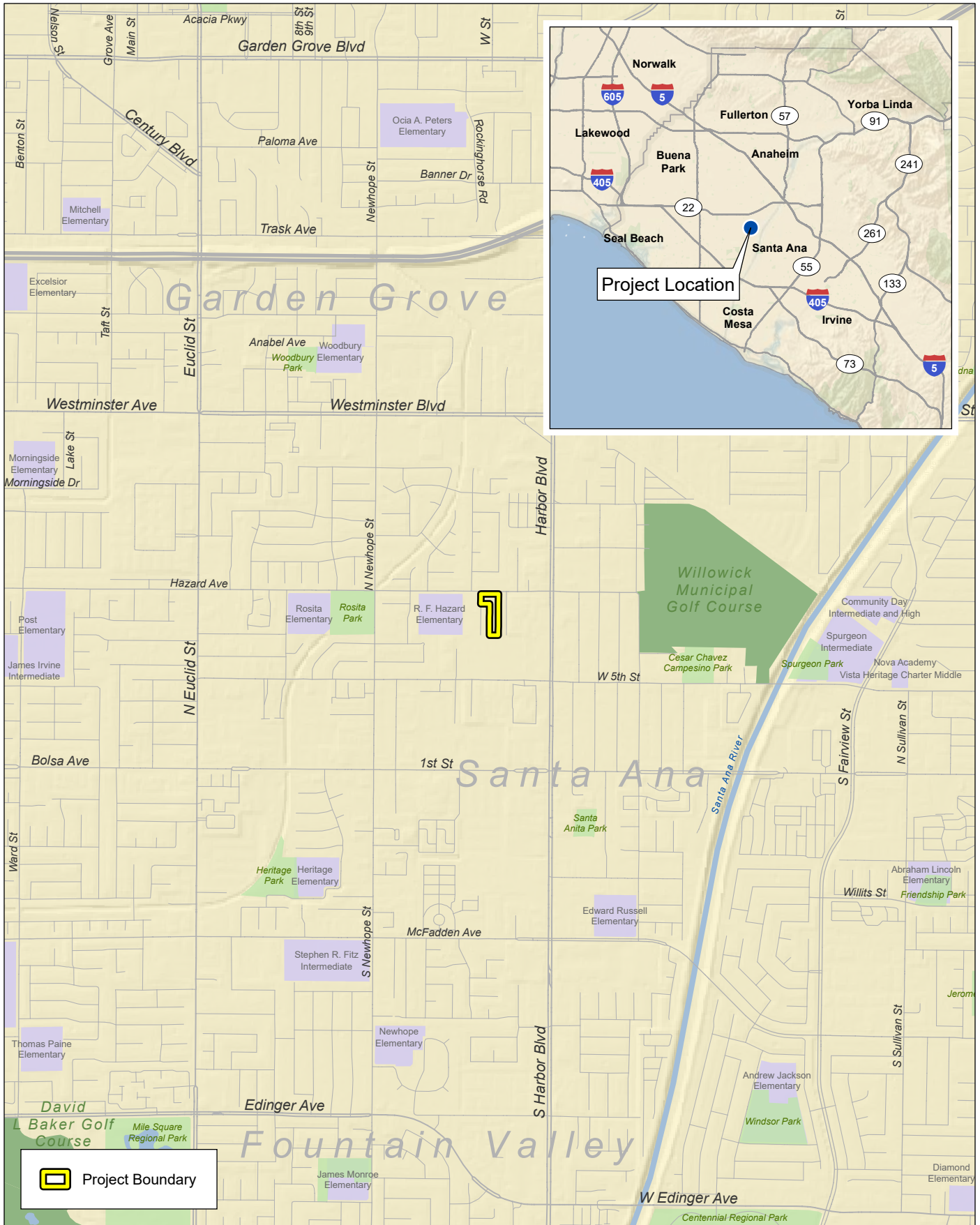


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity

Bella Terra Residential Community and Temple Project

Exhibit 1




0 1,000 2,000
Feet



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: vminott@santarosa-nsn.gov

Santa Rosa Band of Cahuilla Indians
Vanessa Minott, Tribal Administrator
P.O. Box 391820
Anza, CA, 92539

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Tribal Administrator,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tpphan@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

David Penalzoza
Ward 6
dpenalzoza@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,



Pedro Gomez, AICP, Principal Planner
City of Santa Ana


Enclosure: Project Vicinity Map and Project Location Map

CC:

Nancy Tran, AICP, Senior Planner
City of Santa Ana

D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: jvaldez@soboba-nsn.gov

Soboba Band of Luiseno Indians
Jessica Valdez, Cultural Resource Specialist
P.O. Box 487
San Jacinto, CA, 92581

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Cultural Resource Specialist,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalzoza
Ward 6
dpenalzoza@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

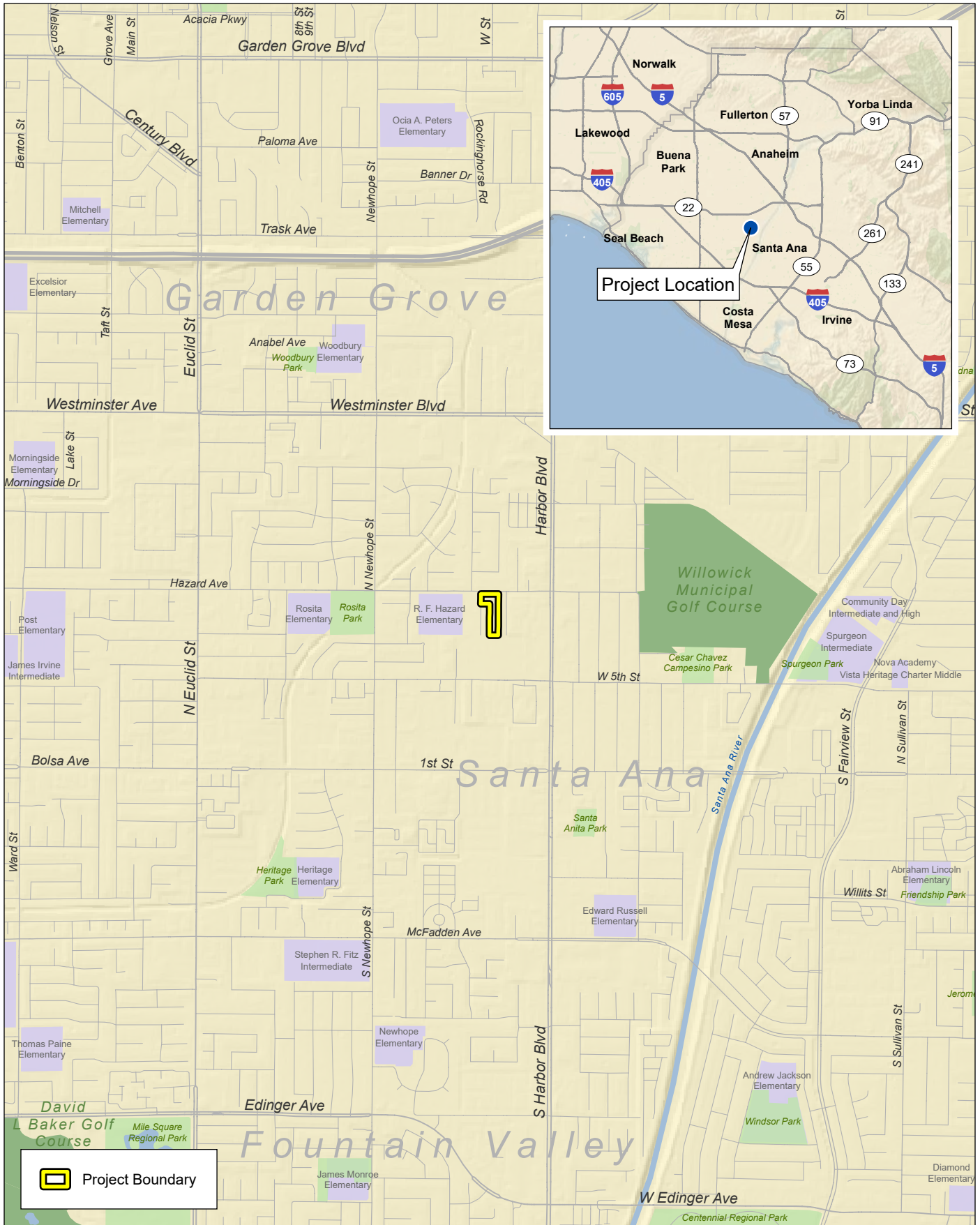


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map


CC:

Nancy Tran, AICP, Senior Planner
City of Santa Ana



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project



0 75 150
Feet

Exhibit 2



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



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

July 22, 2025

Also sent via email to: jontiveros@soboba-nsn.gov

Soboba Band of Luiseno Indians
Joseph Ontiveros, Tribal Historic Preservation Officer
P.O. Box 487
San Jacinto, CA, 92581

RE: AB 52 Consultation, Cultural Resources Study for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Tribal Historic Preservation Officer,

Pursuant to California Public Resources Code § 21080.3.1 (Assembly Bill 52), the City of Santa Ana, as the lead agency under the California Environmental Quality Act (CEQA), is reaching out to offer your tribe the opportunity to consult on the proposed Bella Terra Residential Community and Temple Project (“Project”) located at 4006, 4010, and 4018 West Hazard Avenue in the City of Santa Ana.

The City is preparing an Initial Study/Mitigated Negative Declaration (IS/MND) to analyze potential environmental effects associated with the proposed Project, which involves:

- Demolition of three existing residential structures and associated improvements;
- Construction of 12 two-story single-family homes ranging from 1,576 to 2,538 square feet, each with a two-car garage and private driveway;
- Development of a 3,500-square-foot, two-story religious temple on a separate lot, including a main worship hall and a private upper-level altar;
- Site improvements including internal private streets, landscaping, street lighting, open space, and utility undergrounding;
- Associated discretionary approvals including a Conditional Use Permit, Tentative Tract Map, and Zoning Ordinance Amendment.

The IS/MND is intended to serve as the primary CEQA environmental document for all actions associated with the proposed Project, including all other approvals beyond the City’s authority needed to implement the Project. As required by AB 52, and in recognition of the traditional and cultural significance of the project area to Native American tribes, the City of Santa Ana is

SANTA ANA CITY COUNCIL

Valerie Amezcua
Mayor
vamezcua@santa-ana.org

Benjamin Vazquez
Mayor Pro Tem - Ward 2
bvazquez@santa-ana.org

Thai Viet Phan
Ward 1
tphan@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

David Penalosa
Ward 6
dpenalosa@santa-ana.org

notifying your tribe to offer the opportunity to consult regarding potential tribal cultural resources that may be affected by the Project. This consultation is part of our commitment to ensuring that cultural heritage is appropriately considered in the planning process.

Please note that under AB 52, you have **30 days from the receipt of this letter** to request formal consultation in writing. We welcome your input and are committed to meaningful dialogue throughout this process.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org. Thank you for your assistance.

Sincerely,

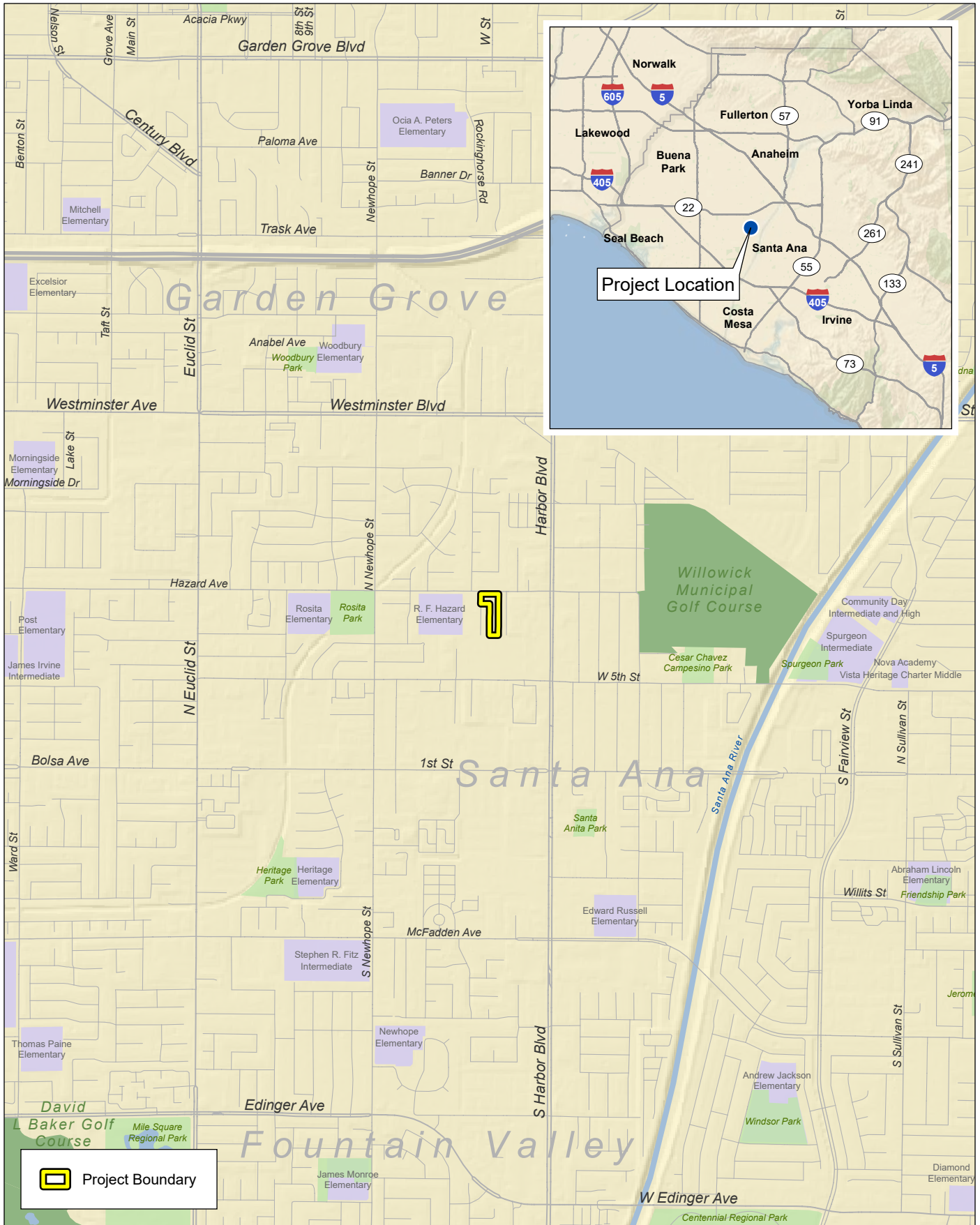


Pedro Gomez, AICP, Principal Planner
City of Santa Ana

Enclosure: Project Vicinity Map and Project Location Map

CC:

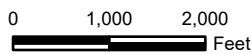
Nancy Tran, AICP, Senior Planner
City of Santa Ana



Regional Location and Local Vicinity


Bella Terra Residential Community and Temple Project

Exhibit 1



D:\Projects\SAN\Bella_Terra\PRO\Bella_Terra.aprx\Aerial



 Project Boundary

Aerial Source: Nearmap 2025

Aerial Photograph

Bella Terra Residential Community and Temple Project

Exhibit 2



0 75 150
Feet





GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians recognized by the State of California as the
aboriginal tribe of the Los Angeles basin

July 22, 2025

Nancy Tran
Senior Principal Planner
City of Santa Ana

Subject: Formal Request for Government-to-Government Consultation – Bella Terra Residential Community and Temple Project, Santa Ana

Dear Nancy Tran,

On behalf of the Gabrieleno Band of Mission Indians Kizh Nation, I am formally requesting government-to-government consultation with the City of Santa Ana pursuant to Assembly Bill 52 (AB 52) and the California Environmental Quality Act (CEQA) regarding the proposed Bella Terra Residential Community and Temple Project. Our tribe has ancestral and cultural ties to this area, and we are concerned that the project may impact Tribal Cultural Resources (TCRs) within our traditional territory.

Under AB 52, lead agencies are required to engage in meaningful government-to-government consultation with our tribe who is ancestrally traditionally and culturally affiliated with the project area when the project undergoes CEQA review, in accordance with the law.

We request that formal consultation be initiated within the required timeframe, and we are prepared to meet at your earliest convenience. Please confirm receipt of this request and provide available dates for an initial consultation meeting.

For scheduling or further discussion, please contact me at gabrielenoindians@gmail.com or (844) 390 - 0787. We appreciate your commitment to ensuring compliance with AB 52 and protecting the cultural heritage of our tribal community.

Best regards,

Hereditary Chief Andrew Salas
Gabrieleno Band of Mission Indians–Kizh Nation

Andrew Salas, Chairman
Mike Jesus Lemos, Treasurer I

Nadine Salas, Vice-Chairman
Samantha Lemos, Treasurer II

Dr. Christina Swindall Martinez, Secretary
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723 www.gabrielenoindians.org
admin@gabrielenoindians.org

From: Joyce Perry

Sent: Wednesday, August 6, 2025 2:57 PM

To: Gomez, Pedro <PGomez@santa-ana.org>

Cc: Tran, Nancy <ntran5@santa-ana.org>

Subject: Re: AB 52 Consultation for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Attention: This email originated from outside of City of Santa Ana. Use caution when opening attachments or links.

Good Afternoon,

I am responding on behalf of the Juaneno Band of Mission Indians, Acjachemen Nation-Belardes to your letter pursuant to AB52 regarding the Bella Terra Residential Community and Temple Project. This project is located within our territory, and a sensitive area to our tribe. We wish to consult on this project as it moves forward.

Can you please provide any proposed mitigation measures?

Due to the sensitivity of the area, our preliminary recommendation is that mitigation measures including native monitoring by representatives of our Tribe, and an inadvertent discovery plan are put in place to minimize the potential impacts on buried cultural resources. Please see attached recommended mitigation language.

Thank you and we look forward to hearing from you.

Joyce Stanfield Perry

Húu'uni 'óomaqati yáamaqati- Teach peace



Payomkawichum Kaamalam - President

kaamalam.com

Juaneño Band of Mission Indians, Acjachemen Nation- Belardes

Cultural Resource Director

On Tue, Jul 22, 2025 at 3:50 PM Gomez, Pedro <PGomez@santa-ana.org> wrote:

Hello,

Please find attached a copy of the AB 52 Consultation letter for the City of Santa Ana, California. A hard copy will also be mailed to you directly.

Should you have any questions or require further information, please do not hesitate to contact Nancy Tran at (714) 667-2740 or via email at ntran5@santa-ana.org.

Best,

Pedro Gomez, AICP

Principal Planner | Planning Division

City of Santa Ana | Planning and Building Agency

20 Civic Center Plaza | Santa Ana, CA 92702



(714) 667-2790 | pgomez@santa-ana.org

www.santa-ana.org/pb

The mySantaAna mobile app puts the power of the Santa Ana city government in the palm of your hand! The free app allows residents to quickly and easily report issues to the City, access City services, and find news and events.

Download the App:



[Click here](#) to report an issue directly from the City website.

****Please note that I will be out of the office from July 30, 2025 through September 2025****



TRIBAL HISTORIC PRESERVATION OFFICE
PALA BAND OF MISSION INDIANS
PMB 50, 35008 Pala Temecula Road | Pala, CA 92059
Phone 760-891-3510 | www.palatribe.com

July 23, 2025

Pedro Gomez, AICP
Principal Planner | Planning Division
City of Santa Ana | Planning and Building Agency
20 Civic Center Plaza | Santa Ana, CA 92702
(714) 667-2790 | pgomez@santa-ana.org

Re: AB 52 Consultation for the Bella Terra Residential Community and Temple Project, Santa Ana, California

Dear Pedro Gomez:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. It is, however, within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history. However, we decline AB-52 consultation at this time, but do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you on future efforts. Pala is now offering tribal monitoring services. If you have questions or need additional information, please do not hesitate to contact the THPO Office by e-mail at THPO@palatribe.com.

Sincerely,

A handwritten signature in black ink that reads "Shasta Gaughen". The signature is written in a cursive, flowing style.

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians