



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:
 30 — 06/22/2022 — 0534
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|--|--|---------------------------|
| LEAD AGENCY CITY OF HUNTINGTON BEACH | LEAD AGENCY EMAIL | DATE 06/22/2022 |
| COUNTY/STATE AGENCY OF FILING Orange | DOCUMENT NUMBER 202285000539 | |

PROJECT TITLE
 ADDENDUM TO HOLLY-SEACLIFF GENERAL PLAN AMENDMENT FINAL EIR FOR THE HOLLY TRIANGLE TOWNHOMES PROJECT

| | | |
|---|---------------------------------|--------------------------------------|
| PROJECT APPLICANT NAME BONANNI DEVELOPMENT | PROJECT APPLICANT EMAIL | PHONE NUMBER (714)536-5271 |
| PROJECT APPLICANT ADDRESS 5500 BOLSA AVE #120 | CITY HUNTINGTON BEACH | STATE CA |
| | | ZIP CODE 92649 |

PROJECT APPLICANT (Check appropriate box)

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


CHECK APPLICABLE FEES:

| | | | |
|---|------------|----|-------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | <u>3,539.25</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | <u>0.00</u> |
| | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>50.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,589.25

| | |
|---|--|
| SIGNATURE X  | AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, CLAUDIA FRANCO |
|---|--|

Notice of Determination

Appendix D

To:

Office of Planning and Research

For U.S. Mail:

P.O. Box 3044 Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk

County of: Orange
Address: 211 W. Santa Ana Boulevard
Santa Ana, California 92701

From:

City of Huntington Beach,
Public Agency: Community Development Dept.

Address: 2000 Main St., Huntington Beach, CA 92648

Contact: Alyssa Helper, Associate Planner
Phone: (714) 536-5271

Lead Agency (if different from above):

Address:

Contact:

Phone:

FILED JUN 22 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY

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

State Clearinghouse Number (if submitted to State Clearinghouse): 89010412

Addendum to Holly-Seacliff General Plan Amendment Final EIR for the Holly Triangle
Project Title: Townhomes Project

Project Applicant: Bonanni Development 5500 BOLSA AVE #120 Huntington Beach, CA

Project Location (include county): 19006 Holly Lane, Huntington Beach, Orange County, California 92648 92649

Project Description:

On May 24, 2022, the Huntington Beach Planning Commission approved the following actions as they pertain to the approximately 2.11-acre parcel, identified above: (1) Tentative Tract Map No 19118 (TTM) and (2) Conditional Use Permit No. 20-025 (CUP).

On June 21, 2022, the Huntington Beach City Council Commission approved the following actions as they pertain to the approximately 2.11-acre parcel, identified above: (1) General Plan Amendment (GPA) No. 20-003 by adopting Resolution No. 2022-19; (2) Zoning Text Amendment (ZTA) No. 20-003 by adopting Ordinance No. 4256; (3) Addendum No. 1 by adopting Resolution 2022-26.

The GPA amends the land use designation from Commercial Neighborhood-Specific Plan Overlay (CN-sp) to Residential Medium Density-Specific Plan Overlay (RM-sp). The ZTA amended the existing zoning designation within the Holly -Seacliff Specific Plan (SP9) from Commercial (C) to Residential Medium Density (RM). The TTM consolidated 12 lots into a 1.80 net acre lot for condominium purposes. The CUP allows development of 35 three-story attached townhomes up to 40 feet tall and allows 43-inch and 6-foot-tall walls in lieu of 42-inch walls in the 10-foot front yard setback along Holly Lane and 6-foot-tall walls in lieu of 42-inch walls in the 15-foot front yard setback area along Main Street.

The Project proposes to develop a 2.11 gross-acre site, including the demolition of the existing building on the site, capping the four existing oil wells, and constructing 35 three-story townhomes within 7 buildings, with 15 percent affordable units, as well as with parking, landscape, and common use amenities.

This is to advise that the City of Huntington Beach has approved the above described project on 06/21/22 and has made the following determinations regarding the above described project.

(input checked box) Lead Agency or (input empty box) Responsible Agency (date)

- 1. The project [input empty box] will [input checked box] will not] have a significant effect on the environment.
2. [input checked box] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[input empty box] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

Authority cited: Section 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

Revised 2011

POSTED JUN 22 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY

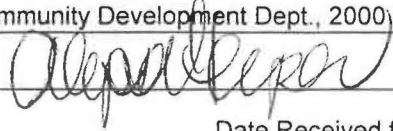
30-06/22/2022-0534

- 3. Mitigation measures were were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan was was not] adopted for this project.
- 5. A statement of Overriding Considerations was was not] adopted for this project.
- 6. Findings were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Huntington Beach Community Development Dept., 2000 Main St., Huntington Beach, CA 92648

Signature (Public Agency):



Title: Associate Planner

Date: June 22, 2022

Date Received for filing at OPR: _____

POSTED

JUN 22 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____

DEPUTY

FILED

JUN 22 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____

DEPUTY