

NOV 04 2022



3589.2

Notice of Determination

HUGH NGUYEN, CLERK-RECORDER 202285000969 2:27 pm 11/04/22

228 11A Z02

To: Office of Planning and Research BY: [Signature] From: 0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00
 U.S. Mail: Street Address: Public Agency: City of Huntington Beach
 P.O. Box 3044 1400 Tenth St., Rm 113 Address: 2000 Main Street
 Sacramento, CA 95812-3044 Sacramento, CA 95814 Huntington Beach, California 92648
 Contact: Hayden Beckman, Senior Planner
 Phone: (714) 536-5561

County Clerk
 County of: Orange Lead Agency (if different from above):
 Address: 601 N. Ross St Same as above
Santa Ana, CA 92701 Address: _____
 Contact: _____
 Phone: _____

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): 2008031066
 Project Title: Addendum to the Final Program EIR and 2010 EIR Addendum for the Village at Bella Terra
 Project Applicant: Bella Terra Associates, LLC, 7777 Edinger Avenue, Suite 133, Huntington Beach, CA 92647
 Project Location (include county): 7777 Edinger Avenue, Huntington Beach, Orange County
 Project Description:

The project would redevelop a section of the Bella Terra shopping center by demolishing the existing 149,000 sf Burlington department store and 33,300 sf of adjacent retail space to construct a seven-story mixed-use infill project consisting of 300 apartment units, ground-floor retail and restaurant uses, and associated hardscape and landscaping improvements. Approximately 352,000 sf would be developed with residential uses and approximately 40,000 sf would be developed with commercial uses (including approximately 15,000 sf of existing retail that would remain in place) on approximately 3.35-acres within the larger Bella Terra Specific Plan Area. The project does not include any development within other areas of the Specific Plan Area.

0860 - 22/11/04/22 - 0950

This is to advise that the City of Huntington Beach has approved the above
 Lead Agency or Responsible Agency
 described project on November 1, 2022 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. The project was determined to be within the scope of a previously-adopted EIR (The Village at Bella Terra EIR and Revised Village at Bella Terra/Costco, Addendum to the Village at Bella Terra EIR).
 An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the proposed project and the previously-adopted EIR.
4. A mitigation reporting or monitoring plan [was was not] adopted for the previously-adopted EIR.
5. A statement of Overriding Considerations [was was not] adopted.
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 Department of Community Development, 2000 Main Street, Huntington Beach, CA
 Signature (Public Agency): [Signature] Title: SENIOR PLANNER

Date: 11/1/2022 Date Received for filing at OPR: _____

FILED

NOV 04 2022

HUGH NGUYEN, CLERK-RECORDER



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 — 11/04/2022 — 0950
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2008031066

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|--|--|---------------------------|
| LEAD AGENCY CITY OF HUNTINGTON BEACH | LEAD AGENCY EMAIL | DATE 11/04/2022 |
| COUNTY/STATE AGENCY OF FILING Orange <input type="button" value="v"/> | DOCUMENT NUMBER 202285000969 | |

PROJECT TITLE

ADDENDUM TO THE FINAL PROGRAM EIR AND 2010 EIR ADDENDUM FOR THE VILLAGE AT BELLA TERRA

| | | |
|--|--|---------------------------------------|
| PROJECT APPLICANT NAME BELLA TERRA ASSOCIATES, LLC | PROJECT APPLICANT EMAIL | PHONE NUMBER (714) 536-5561 |
| PROJECT APPLICANT ADDRESS 7777 EDINGER AVENUE, SUITE 133 | CITY STATE HUNTINGTON BEACH CA | ZIP CODE 92647 |

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) | | | |

- | | | | |
|---|----------|----|-------------------|
| <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

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