

Notice of Determination

Appendix D

To:
Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814
County Clerk
County of: Orange
Address: 601 N. Ross St.
Santa Ana, CA 92701

From:
Public Agency: City of Huntington Beach
Address: 2000 Main Street
Huntington Beach, California 92648
Contact: Hayden Beckman, Senior Planner
Phone: (714) 536-5561
Lead Agency (if different from above):
Same as above
Address:
Contact:
Phone:

FILED

NOV 16 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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): 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.

This is to advise that the City of Huntington Beach has approved the above
Lead Agency or Responsible Agency

POSTED

NOV 16 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

DEPUTY

described project on November 15, 2022 (second reading of the adopting ordinance [Ordinance No. 4267]) and has made the following determinations regarding the above described project.

- 1. The project [] will [x] will not] have a significant effect on the environment.
2. [x] 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 [x] 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 [x] was [] was not] adopted for the previously-adopted EIR.
5. A statement of Overriding Considerations [] was [x] was not] adopted.
6. Findings [x] 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: 11/15/22 Date Received for filing at OPR:

