



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



50.00

\* \$ R 0 0 1 4 0 6 5 1 7 7 \$ \*  
202285001041 1:07 pm 11/16/22  
414 CRVIT01A Z01  
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

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

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type): **NOTICE OF DETERMINATION**

**POSTED**

NOV 16 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

**FILED**

NOV 16 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

**FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON** November 16, 2022  
Posted November 16, 2022 Removed \_\_\_\_\_  
Returned to agency on \_\_\_\_\_  
DEPUTY SANDRA VALENCIA LOPEZ

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

30-11-16-2022-1030

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:



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 — 11/16/2022 — 1030  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>CITY OF HUNTINGTON BEACH</b>	LEAD AGENCY EMAIL	DATE <b>11/16/2022</b>
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER <b>202285001041</b>	

PROJECT TITLE

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

PROJECT APPLICANT NAME <b>BELLA TERRA ASSOCIATES, LLC.</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(714) 536-5561</b>
PROJECT APPLICANT ADDRESS <b>7777 EDINGER AVE, SUITE 133</b>	CITY <b>HUNTINGTON BEACH</b>	STATE <b>CA</b>
		ZIP CODE <b>92647</b>

PROJECT APPLICANT (Check appropriate box)

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

**CHECK APPLICABLE FEES:**

- |   |            |    |      |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,539.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |

- Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

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

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other

**TOTAL RECEIVED** \$ 0.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE <b>DEPUTY CLERK, SANDRA VALENCIA LOPEZ</b>
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Hugh Nguyen  
Orange County Clerk-Recorder  
601 N. Ross Street  
Santa Ana, CA 92701

County

Finalization: 20220000383863  
11/16/22 1:07 pm  
414 CRVIT01A

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 202285001041		50.00
Time Recorded 1:07 pm		
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Total		50.00
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Payment Type		Amount
Check	tendered	50.00
# 5841		
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Amount Due		0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

[www.ocrecorder.com](http://www.ocrecorder.com)

