ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585001223

FILED

December 18, 2025

HUGH NGUYEN

CLERK - RECORDER

By _____

Deputy clerk

30-12/18/2025-0977

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

19026 GOLDENWEST STREET COMMERCIAL PROJECT

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):

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON December 18, 2025
Posted for 30 **days**

DEPUTY MELISSA GOMEZ

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.

Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

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: PO Box 238
Santa Ana, CA 92702

From:
Public Agency: City of Huntington Beach
Address: 2000 Main St
Huntington Beach, CA 92648
Contact: Joanna Cortez
Phone: (714) 536-5271

Lead Agency (if different from above):

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): ~~1080010412~~ 89010412 JC 12/17/25

Project Title: 19026 Goldenwest Street Commercial Project

Project Applicant: Helsin Holdings, 23421 South Pointe Drive, Suite 279 Laguna Hills, CA 92653

Project Location (include county): Huntington Beach, Orange County

Project Description:

The project will subdivide the 1.33-acre site into two lots for the development of a fuel center and an automatic drive-thru car wash. The project included approval of Tentative Parcel Map No. 21-103, Conditional Use Permit No. 19-021, General Plan Amendment No. 20-001, and Zoning Text Amendment No. 20-002 from the City of Huntington Beach.

This is to advise that the City of Huntington Beach (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 12-16-2025 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ 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 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:
2000 Main St, Huntington Beach, CA 92648

Signature (Public Agency): [signature] Title: PRINCIPAL PLANNER

Date: 12/18/25 Date Received for filing at OPR:

FILED
DEC 18 2025
HUGH NGUYEN, CLERK-RECORDER
BY: MG DEPUTY

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

Revised 2011

ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder
3589.25
$R00138070035$
202285000539 11:54 am 06/22/22
414 OR05A Z02
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 HOLLY-SEACLIFF GENERAL PLAN AMENDMENT FINAL EIR FOR THE HOLLY TRIANGLE TOWNHOMES PROJECT

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):

POSTED

JUN 22 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY

FILED

JUN 22 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY

FILED

DEC 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON June 22, 2022
Posted June 22, 2022 Removed _____
Returned to agency on _____
DEPUTY CLAUDIA FRANCO

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.

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

Print | StartOver | Save

RECEIPT NUMBER:
30 — 06/22/2022 — 0534

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF HUNTINGTON BEACH		06/22/2022

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Orange	202285000539

PROJECT TITLE

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

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
BONANNI DEVELOPMENT		(714)536-5271

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
5500 BOLSA AVE #120	HUNTINGTON BEACH	CA	92649

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☑ Environmental Impact Report (EIR)	$3,539.25	$	3,539.25
☐ Mitigated/Negative Declaration (MND)(ND)	$2,548.00	$	0.00
☐ 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)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other **TOTAL RECEIVED** $ 3,589.25

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

FILED

DEC 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: M.G. DEPUTY

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev 01012022)

FILED

DEC 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: M.G. DEPUTY

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:
Public Agency: City of Huntington Beach, 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: 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

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

Project Applicant: Bonanni Development 5500 BOLSA AVE #120 Huntington Beach, CA 92649

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

30-0534
30-06/22/2022-0

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.

(☒ Lead Agency or ☐ Responsible Agency)

(date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ 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.

POSTED
JUN 22 2022
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: DEPUTY

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

Revised 2011

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

FILED

DEC 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: M.G. DEPUTY

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

Revised 2011

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20220000223831
6/22/22 11:54 am
414 OR05A

Item	Title	Count
1	ZO2	1

EIR: Environmental Impact Report

Document ID	Amount
DOC# 202285000539	3589.25

Time Recorded 11:54 am

Total	3589.25

Payment Type	Amount
Check tendered # 1121	3589.25

Amount Due 0.00

FILED

DEC 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: M.G. DEPUTY

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
30 — 12/18/2025 — 0977

STATE CLEARINGHOUSE NUMBER *(If applicable)*
89010412

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF HUNTINGTON BEACH		12/18/2025

COUNTY/STATE AGENCY OF FILING: Orange

DOCUMENT NUMBER: 202585001223

PROJECT TITLE

19026 GOLDENWEST STREET COMMERCIAL PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
HELSIN HOLDINGS		(714)536-5271

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
23421 SOUTH POINTE DRIVE, SUITE 279	LAGUNA HILLS	CA	92653

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	0.00
☐ Exempt from fee			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☑ Fee previously paid (attach previously issued cash receipt copy)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☑ County documentary handling fee		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other

TOTAL RECEIVED $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X l gomez	MELISSA GOMEZ, DEPUTY CLERK

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)