



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-05/01/2026 - 0357

202685000501

FILED

May 1, 2026

HUGH NGUYEN
CLERK - RECORDER

By *[Signature]*
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF CONDITIONAL USE PERMIT NO. 24-011/MITIGATED NEGATIVE DECLARATION NO. 24-002 (REDONDO CIRCLE INDUSTRIAL 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** 05/01/2026
Posted 05/01/2026 **Removed** _____
Returned to agency on _____
DEPUTY 461

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.

Notice of Determination

Appendix D

To:

Office of Planning and Research
For U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044
County Clerk
County of: Orange
Address: 601 N Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Huntington Beach
Address: 2000 Main Street, Huntington Beach, CA 92648
Contact: Joanna Cortez
Phone: 714.536.5271
Lead Agency (if different from above):
Address:
Contact:
Phone: HUGH NGUYEN, CLERK-RECORDER

FILED

MAY 01 2026

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code. BY: [Signature] DEPUTY

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: Appeal of the Zoning Administrator's approval of Conditional Use Permit No. 24-011/Mitigated Negative Declaration No. 24-002 (Redondo Circle Industrial Project)

Project Applicant: Matthew Biggs, Triple H Properties, LLC, 7600 Redondo Circle, CA 92648 (Huntington Beach)

Project Location (include county): 7600 Redondo Circle, 92648 (at the terminus of Redondo Cir.)

Project Description:

The Project is a request to construct an industrial warehouse complex consisting of two warehouse buildings for a total of 185,912 sf, each building containing two office/mezzanine floor units and a truck loading dock. The project also includes a total of 192 parking stalls and associated site improvements, on an approximately 9.59-acre site. The site is currently developed with an operating lumber yard occupied by Reliable Wholesale Lumber Inc. The existing lumber yard and all associated site improvements will be demolished as part of this development.

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

described project on April 28, 2026 and has made the following determinations regarding the above (date)

described project.

- 1. The project [] will [X] 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. [X] A Mitigated or 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 project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [X] was not adopted for this project.
6. Findings [] were [X] 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 Mitigated or Negative Declaration, is available to the General Public at:

https://www.huntingtonbeachca.gov/business_detail_T9_R636.php

Signature (Public Agency): [Signature] Title: Principal Planner

Date: May 1, 2026 Date Received for filing at OPR: May 1, 2026



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-03/06/2026-0165

202685000247

FILED

March 6, 2026

HUGH NGUYEN
CLERK - RECORDER

By: [Signature]
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title:

CONDITIONAL USE PERMIT NO. 24-011/MITIGATED NEGATIVE DECLARATION NO. 24-002 (REDONDO CIRCLE INDUSTRIAL 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

MAY 01 2026

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 03/06/2026**
 Posted 03/06/2026 Removed _____
 Returned to agency on _____
 DEPUTY 461

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.

Notice of Determination

Appendix D

To:

Office of Planning and Research
For U.S. Mail:

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

County Clerk

County of: Orange
Address: 601 N Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Huntington Beach
2000 Main Street, Huntington Beach, CA
Address: 92648

Contact: Joanna Cortez
Phone: 714.536.5271

Lead Agency (if different from above):

FILED

FILED

MAY 01 2026

MAR 06 2026

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

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):

Conditional Use Permit No. 24-011/Mitigated Negative Declaration No. 24-002 (Redondo Circle
Project Title: Industrial Project)

Project Applicant: Matthew Biggs, Triple H Properties, LLC, 7600 Redondo Circle, Huntington Beach, CA
92648

Project Location (include county): 7600 Redondo Circle, Huntington Beach, Orange County, CA 92648

Project Description:

The Project is a request to construct an industrial warehouse complex consisting of two warehouse buildings for a total of 185,912 sf, each building containing two office/mezzanine floor units and a truck loading dock. The project also includes a total of 192 parking stalls and associated site improvements, on an approximately 9.59-acre site. The site is currently developed with an operating lumber yard occupied by Reliable Wholesale Lumber Inc. The existing lumber yard and all associated site improvements will be demolished as part of this development.

This is to advise that the City of Huntington Beach has approved the above
(Lead Agency or Responsible Agency)
described project on March 4, 2026 and has made the following determinations regarding the above
(date)

described project.

- 1. The project [] will [X] 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.
[X] A Mitigated or 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 project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [X] was not adopted for this project.
6. Findings [] were [X] 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 Mitigated or Negative Declaration, is available to the General Public at:

https://www.huntingtonbeachca.gov/business_detail_T9_R636.php

Signature (Public Agency): [Signature] Title: Principal Planner

Date: March 6, 2026 Date Received for filing at OPR: March 6, 2026



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print **Signature** **Save**

RECEIPT NUMBER:
 30-03/06/2026-0165
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF HUNTINGTON BEACH	LEAD AGENCY EMAIL	DATE 03/06/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000247	
PROJECT TITLE		

CONDITIONAL USE PERMIT NO. 24-011/MITIGATED NEGATIVE DECLARATION NO. 24-002 (REDONDO CIRCLE INDUSTRIAL PROJECT)

PROJECT APPLICANT NAME MATTHEW BIGGS, TRIPLE H PROPERTIES, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 7600 REDONDO CIRCLE	CITY HUNTINGTON BEACH	STATE CA
		ZIP CODE 92648

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,227.50 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$ 3,043.75 \$ 3,043.75
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,437.25 \$ _____

- 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 \$ _____
 County documentary handling fee \$ 50.00 \$ 50.00
 Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other
 TOTAL RECEIVED \$ 3,093.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Luna Deputy Clerk
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FILED

MAY 01 2026

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER: 30 — 05/01/2026 — 0357 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: CITY OF HUNTINGTON BEACH; LEAD AGENCY EMAIL; DATE: 05/01/2026; COUNTY/STATE AGENCY OF FILING: Orange; DOCUMENT NUMBER: 202685000501

PROJECT TITLE

APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF CONDITIONAL USE PERMIT NO. 24-011/MITIGATED NEGATIVE DECLARATION NO. 24-002 (REDONDO CIRCLE INDUSTRIAL PROJECT)

PROJECT APPLICANT NAME: MATTHEW BIGGS, TRIPLE H PROPERTIES, LLC; PROJECT APPLICANT EMAIL; PHONE NUMBER: (714)536-5271; PROJECT APPLICANT ADDRESS: 7600 REDONDO CIRCLE; CITY: HUNTINGTON BEACH; STATE: CA; ZIP CODE: 92648

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ 0.00; Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ 0.00; Certified Regulatory Program (GRP) document - payment due directly to CDFW \$1,437.25 \$ 0.00; Exempt from fee; Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00; County documentary handling fee \$ 50.00

PAYMENT METHOD:

- Cash, Credit, Check, Other; TOTAL RECEIVED \$ 50.00

SIGNATURE: X [Signature]; AGENCY OF FILING PRINTED NAME AND TITLE: SARAH LUNA, DEPUTY CLERK