



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202685000097

FILED

January 28, 2026
HUGH NGUYEN
CLERK - RECORDER

By [Signature]
Deputy clerk

30-01/28/2026-0057

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

HUNTINGTON CLUB REMODEL AND BUNGALOWS (CUP NO. 22-011/CDP NO. 22-009)

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 01/28/2026**

Posted 01/28/2026 Removed _____

Returned to agency on _____

DEPUTY 464

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 Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Orange

P.O. Box 238

Santa Ana, CA 92702

From: (Public Agency): City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

(Address)

FILED

JAN 28 2026

Project Title: Huntington Club Remodel and Bungalows (CUP No. 22-011/CDP No. 22-009)

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

Project Applicant: Jonathan Bailey, Golf Realty Fund, 1 Upper Newport Plaza, Newport Beach, CA 92660

Project Location - Specific:

6501 Palm Avenue, Huntington Beach, CA 92648

Project Location - City: Huntington Beach Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

The project would remodel an existing private golf and tennis club facility including removing and replacing a swimming pool, two-story tennis clubhouse building, parking and landscaping and removing four tennis courts. The request also includes the construction of four single-story detached bungalow structures (ranging from 883 sq. ft. to 1,865 sq. ft.) and two loft units (3,036 sq. ft. and 1,173 sq. ft.) proposed on the second floor of the proposed tennis clubhouse for lodging for club members.

Name of Public Agency Approving Project: City of Huntington Beach

Name of Person or Agency Carrying Out Project: Joanna Cortez, Principal Planner

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: Class 32, Section 15332
☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Infill Development, of the CEQA Guidelines as it is consistent with the general plan and zoning designations, the project area is no more than five acres surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services.

Lead Agency

Contact Person: Joanna Cortez Area Code/Telephone/Extension: (714) 374-1547

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 1.28.26 Title: Principal Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



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
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RECEIPT NUMBER:
30-01/28/2026-0057
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF HUNTINGTON BEACH	LEAD AGENCY EMAIL	DATE 01/28/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000097	
PROJECT TITLE HUNTINGTON CLUB REMODEL AND BUNGALOWS (CUP NO. 22-011/CDP NO. 22-009)		

PROJECT APPLICANT NAME JONATHAN BAILEY, OLF REALTY FUND	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 374-1547
PROJECT APPLICANT ADDRESS 1 UPPER NEWPORT PLAZA	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92660

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	\$ _____
☐ 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** \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Daniela Florido Deputy Clerk
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