



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202685000446

FILED

April 22, 2026
HUGH NGUYEN
CLERK - RECORDER

By [Signature]
Deputy clerk

30-04/22/2026-0317

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 04/22/2026**
 Posted 04/22/2026 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)

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

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: Date: 4.21.26 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:

FILED

APR 22 2026

HUGH NGUYEN, CLERK-RECORDER
BY: DEPUTY