

To:  Orange County Clerk-Recorder  
 County Administration South  
 601 N. Ross Street  
 Santa Ana, CA 92701

From: City of La Habra  
 Planning Division  
 110 East La Habra Boulevard  
 La Habra, CA 90631

Project Title: Planned Unit Development (PUD2M24-0002)

Project Location – Specific: 300 S Walnut Street

Project Location – City: La Habra Project Location – County: Orange

Description of Project: Planned Unit Development (PUD2M24-0002) to construct a 22-unit residential complex (including four units for-sale to moderate-income households).

Name of Public Agency Approving Project: City of La Habra City Council

Name of Person or Agency Carrying Out Project: Chris Segesman, Bonanni Development Company  
15132 Bolsa Chica Street  
Huntington Beach, CA 92649

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a)0);
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15332, Class 32: "In-fill Development Projects"
- Statutory Exemptions. State code number: \_\_\_\_\_

**Reason why projects exempt:** This Project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be categorically exempt under Section 15332, Class 32: "In-fill Development Projects" of the CEQA Guidelines in that the Project is consistent with the General Plan designation and all applicable General Plan policies, the Project site is less than five acres and surrounded by urban uses. The site is currently developed with a legal, nonconforming industrial building that was last occupied by Kilian Fire Sprinkler Corporation in 2021. In addition, the Conservation/Natural Resources chapter of the General Plan does not identify the Project site as an area of biological sensitivity. As a result, the Project site has no value as a habitat for rare, endangered or threatened fish or wildlife. The Project was screened through the North Orange County Collaborative VMT (Vehicle Miles Traveled) Traffic Study Screening Tool. VMT measures the per capita number of car trips generated by a project and distance vehicles will travel to and from a project. The use of VMT for analyzing transportation impacts emphasizes the reduction in the number of vehicle trips and vehicle miles traveled to encourage the development of jobs, housing and commercial uses in proximity to each other and near public transportation. According to the screening tool, the Project is located within a Low VMT Generating Zone. Per the Office of Planning and Research (OPR), a small project can be screened from VMT analysis if it is determined that the daily net trips will be less than 110 trips. Based on the Project size, the net daily trips are expected to be 99 trips (148 trips anticipated – 49 trips existing). Therefore, the Project is not subject to a VMT analysis. Lastly, approval of the Project would not result in significant impacts to noise, air quality or water quality, as the project is a residential development proposed on a residentially zoned parcel and surrounded by existing residential developments on all sides. Because this is a redevelopment project, the site can and will continue to be adequately served by all utilities and public services.

The Project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The cumulative impact of this Project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact. The Project is not located along any state-designated scenic highway nor within any designated hazardous waste site. Staff does not expect any significant impacts or unusual circumstances related to the approval and construction of the Project. Therefore, the Project is categorically exempt from CEQA.

**Lead Agency**

Contact Person: Ash Syed Area Code/Telephone/Extension: (562) 383-4128

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: 3/18/2025 Title: Senior Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filling at OPR: