



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

202585000283

**FILED**

April 8, 2025

HUGH NGUYEN  
CLERK - RECORDER

By Hugh Nguyen  
Deputy clerk

30 - 04108/2025 - 0216

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

TENTATIVE TRACT MAP NO. 19344 (TTM 24-0004)

**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 04/08/2025**

Posted 04/08/2025 Removed \_\_\_\_\_

Returned to agency on \_\_\_\_\_

DEPUTY 428

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

FILED

APR 08 2025

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

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

Project Title: Tentative Tract Map No. 19344 (TTM 24-0004)  
Project Location - Specific: 300 S Walnut Street  
Project Location - City: La Habra Project Location - County: Orange  
Description of Project: Tentative Tract Map No. 19344 (TTM 24-0004) to allow a residential subdivision to create 22 condominium units.  
Name of Public Agency Approving Project: City of La Habra Planning Commission  
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: [Signature] Date: 1/14/2025 Title: Senior Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:



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:  
 30-04/08/2025-0216  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF LA HABRA	LEAD AGENCY EMAIL	DATE 04/08/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000283	

PROJECT TITLE  
  
 TENTATIVE TRACT MAP NO. 19344 (TTM 24-0004)

PROJECT APPLICANT NAME CHRIS SEGESMAN, BONANNI DEVELOPMENT COMPANY	PROJECT APPLICANT EMAIL	PHONE NUMBER (562) 383-4128
PROJECT APPLICANT ADDRESS 15132 BOLSA CHICA STREET	CITY HUNTINGTON BEACH	STATE CA
		ZIP CODE 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)      \$ 4,123.50 \$ \_\_\_\_\_  
 Mitigated/Negative Declaration (MND)(ND)      \$ 2,968.75 \$ \_\_\_\_\_  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW      \$ 1,401.75 \$ \_\_\_\_\_  
 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  <b>X</b> <i>Melissa Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE  Melissa Gomez Deputy Clerk
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