

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: City of Villa Park Housing Element Implementation Project

Lead Agency: City of Villa Park Contact Person: Raynald F. Pascua
 Mailing Address: 17855 Santiago Boulevard Phone: 949.996.7243
 City: Villa Park Zip: 92861 County: Orange

Project Location: County: Orange City/Nearest Community: Villa Park
 Cross Streets: Citywide Zip Code: 92861 & 92867

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 19.3

Assessor's Parcel No.: 372-232-10, 372-232-17, 378-441-04 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: CA-55, CA-91 Waterways: Santiago Creek, Santiago Basins, Santa Ana River, Santa Ana Valley Canal, Collins Channel, El Modena Irvine Channel
 Airports: N/A Railways: Metrolink Orange County Line Schools: Villa Park High School, Oakridge Private School, Cerro V

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units <u>318</u> Acres <u>19.3</u> | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input checked="" type="checkbox"/> Other: <u>Housing Element Implementation Program</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: <u>Cultural Resources, Hazards and Hazardous</u> |

Present Land Use/Zoning/General Plan Designation:

Towne Centre Site: Commercial and governmental building/Commercial-Professional/Commercial Smith Basin Site: undeveloped site/Open Space/Open Space ADUs throughout the City: Residential/E-4 or R-1/Single-Family Residential

Project Description: *(please use a separate page if necessary)*

The City's 2021-2029 6th Cycle Housing Element Update (Housing Element) addresses the City's identified housing needs and includes the City's approach to addressing its share of the regional housing need. The Housing Element proposes to accommodate the City's 6th Cycle Regional Housing Needs Assessment allocation through multi-family or mixed-use development in the Towne Centre's C-P Zone, rezoning of vacant land at the Smith Basin site, and accessory dwelling units (ADUs). The proposed Project would implement the Housing Element. The Project does not propose any housing development, however, it does propose land use, zoning, and policy changes that would facilitate housing development throughout the City. Specifically, the Project would facilitate housing development on two candidate housing sites (i.e., the Smith Basin site and the Towne Centre site), and as ADUs throughout the City. The Smith Basin site (APN 378-441-04) is an approximately 17.8-acre site located at the City's southeastern boundary, in the north-central portion of the Smith Basin. The Towne Centre site (APNs 372-232-10 and 372-232-17) is an approximately 1.5-acre site located at the City's east-central portion, in the Villa Park Towne Centre, at 17855 and 17871 Santiago Boulevard. The Towne Centre site is developed with commercial land uses (i.e., offices, City Hall, and the Orange County Public Library Villa Park Branch). The Project would increase the City's development capacity by approximately 318 dwelling units (DUs), as follows: 204 DUs on the Smith Basin site; 28 DUs on the Towne Centre site; and 86 ADUs on sites throughout the City. The Project involves the following: a General Plan Land Use Element amendment (GPA No. 2025-01) to reclassify the 17.8-acre Smith Basin site from Open Space to Commercial; a Zoning Text Amendment (ZTA No. 2025-01) to rename the Commercial Professional (C-P) zone to Commercial-Mixed-Use (C-MU) zone and revise applicable sections of Villa Park Municipal Code Article 23-7 - Commercial Zones concerning the C-MU zone's development standards; and a Zoning Map amendment (ZMA No. 2025-01) to rezone the 17.8-acre Smith Basin site from Open Space (OS) Zone to C-MU. Additionally, the California Department of Housing and Community Development has legislative authority to review and approve the City's 2021-2029 Housing Element Implementation Actions.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 12	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>U.S. Fish and Wildlife Service</u>
<input checked="" type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 1/24/25 Ending Date 2/24/25

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn</u>	Applicant: _____
Address: <u>1100 W. Town and Country Road, Suite 700</u>	Address: _____
City/State/Zip: <u>Orange, CA 92868</u>	City/State/Zip: _____
Contact: <u>Rita Garcia</u>	Phone: _____
Phone: <u>714-786-6116</u>	

Signature of Lead Agency Representative:  Date: 01/27/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.