

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 2021-2029 Housing Element Implementation Project

Lead Agency: City of Villa Park

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Project Location: City of Villa Park, Orange County

City

County

Project Description (Proposed actions, location, and/or consequences).

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 Boul

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources - mitigation required to minimize impacts related to thresholds a, b, c, d, and e.
 Cultural Resources - mitigation required to minimize impacts related to thresholds a and b.
 Hazards and Hazardous Materials - mitigation required to minimize impacts related to thresholds b and c.
 Noise - mitigation required to minimize impacts related to thresholds a and b.
 Transportation - mitigation required to minimize impacts related to threshold b.
 Tribal Cultural Resources - mitigation required to minimize impacts related to threshold a.
 Utilities and Service Systems - mitigation required to minimize impacts related to threshold a.
 Mandatory Findings of Significance- mitigation required to minimize impacts related to threshold a.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

California Department of Housing and Community Development - responsible agency.