



**CITY OF VILLA PARK**

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE  
2021-2029 HOUSING ELEMENT IMPLEMENTATION PROJECT**

**January 24, 2025**

**To:** State Clearinghouse; Responsible and Trustee Agencies; Interested Individuals and Organizations; and County of Orange Clerk-Recorder

**From:** City of Villa Park, Planning Department, 17855 Santiago Boulevard, Villa Park, CA 92861

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, this notice is to advise you that the City of Villa Park (City) intends to adopt a Mitigated Negative Declaration (MND) for the proposed Project described below.

**Lead Agency:** City of Villa Park

**Project Title:** 2021-2029 Housing Element Implementation Project

**Project Location:** City of Villa Park

**Project Description:** The City's 2021-2029 6<sup>th</sup> 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 6<sup>th</sup> 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.

**Environmental Determination:** The City has prepared an Initial Study and determined that the Project may have a significant effect on the environment, but by implementing the identified mitigation measures, the Project's impacts would be reduced to less than significant levels. Accordingly, City staff is recommending that the City Council adopt a MND.

**Public Hearing:** The City Council will consider adopting the MND as part of their consideration of the Project at a public hearing to be noticed at a later date.

**Hazardous Waste Site:** The candidate housing sites are not included on a list enumerated in Government Code §65962.5.

**Document Availability:** Copies of the Initial Study/MND will be available for public review beginning Friday, January 24, 2025, at the following locations: City of Villa Park Planning Department, 17855 Santiago Boulevard, Villa Park, CA 92861; and on the City's website:

<https://villapark.org/Departments/Planning?folderId=181&view=gridview&pageSize=10>.

**Public Review Period:** The 30-day public review period for the Initial Study/MND begins January 24, 2025, and ends February 24, 2025. Any interested person or agency may comment on this matter by submitting comments (please indicate "2021-2029 Housing Element Implementation Project" in the subject line) via the following:

- Email to [ray@villapark.org](mailto:ray@villapark.org), or
- Post mail to:  
Raynald F. Pascua, Planning Manager  
City of Villa Park  
17855 Santiago Boulevard  
Villa Park, CA 92861

Written comments on the Initial Study/MND should be submitted no later than 5:00 PM on Monday, February 24, 2025. Responsible agencies should limit their comments to those Project activities that are within your area of expertise, or which will be required to be carried out or approved by your agency.