



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-05/28/2025-0288

202585000506

FILED

May 28, 2025

HUGH NGUYEN
CLERK - RECORDER

By Hugh Nguyen
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

2021-2029 HOUSING ELEMENT IMPLEMENTATION PROJECT

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 05/28/2025**

Posted 05/28/2025 Removed _____

Returned to agency on _____

DEPUTY 483

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 Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Orange
Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Villa Park
Address: 17855 Santiago Boulevard
Villa Park, CA 92861

Contact: Raynald F. Pascua, Planning Manager
Phone: (714) 998-1500

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025010827

Project Title: 2021-2029 Housing Element Implementation Project

Project Applicant: City of Villa Park

Project Location (include county): City of Villa Park

Project Description:

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

This is to advise that the City of Villa Park has approved the above (Lead Agency or Responsible Agency)

described project on 05/27/2025 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

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

Signature (Public Agency): [Signature] Title: Planning Manager
Date: 05/27/2025 Date Received for filing at OPR: [Stamp]

MAY 28 2025



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 **Save** **Save**

RECEIPT NUMBER:
 30-05/28/2025-0388
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2025010827

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF VILLA PARK	LEAD AGENCY EMAIL	DATE 05/28/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000506	

PROJECT TITLE

 2021-2029 HOUSING ELEMENT IMPLEMENTATION PROJECT

PROJECT APPLICANT NAME CITY OF VILLA PARK	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 998-1500
PROJECT APPLICANT ADDRESS 17855 SANTIAGO BOULEVARD	CITY VILLA PARK	STATE CA
		ZIP CODE 92861

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 \$ 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 \$ _____
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other
- TOTAL RECEIVED \$ 2,968.75**

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Kalci Do Deputy Clerk
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