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WILLITS CITY COUNCIL SPECIAL MEETING AGENDA

JUNE 21, 2023 | 6 PM | CITY COUNCIL CHAMBERS

1. OPENING MATTERS

- a. Call to Order.
- b. Pledge to the Flag.
- c. Roll Call.

2. BUSINESS ITEM

- a. City of Willits General Plan Land Use Element Update Workshop.
Presenting staff member: Dusty Duley, Community Development Director

3. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Willits City Hall, located at 111 East Commercial Street, Willits, California, not less than 24 hours prior to the meeting set forth on this agenda.

*Dated this 16th day of June 2023.
Delores Pedersen, City Clerk*

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

The meeting room is wheelchair accessible and disabled parking is available. If you are a person with a disability and need disability-related modifications or accommodations to participate in this meeting, please contact Delores Pedersen at (707) 459-7113 or Fax (707) 459-1562. Requests for such modifications or accommodations must be made at least two full business days prior to the meeting.

ADDITIONAL MEETING INFORMATION FOR INTERESTED PARTIES

Materials related to an item on this Agenda submitted to the Willits City Council, Planning Commission, or Community Development Agency after distribution of the agenda packet are available for public inspection at City Clerk's office at 111 E. Commercial Street, Willits, during normal business hours.



AGENDA SUMMARY REPORT

To: Honorable Mayor and Council Members

From: Dusty Duley, Community Development Director

Agenda Title: City of Willits General Plan Land Use Element Update Workshop

Type: Presentation Consent Regular Agenda Public Hearing Urgent Time: 1.5 hrs.

Summary of Request: Receive a presentation from staff and project consultants, and engage in an interactive workshop regarding the Land Use Element (LUE) Update and Sphere of Influence Amendment project.

Proposed changes to the General Plan Land Use Map include the following:

- Changes which create potential opportunities for new residential or mixed-use development.
- Changes that are prompted by property owner land use requests.
- Land use “*clean ups*” where the long-time, established, land uses are inconsistent with the Land Use Designation applied in 1992 or earlier.
- Potential additions to the City’s Local Agency Formation Commission (LAFCo) adopted Sphere of Influence (SOI).

Proposed changes to the existing LUE Policy include the following:

- Additional policies defining a broader Planning Area, including the proposed Sphere of Influence.
- Refinements to existing policy relating to infill development and annexations.
- Policies defining mixed use areas and identifying focus areas such as North and South Main Street.
- New policies promoting community health and vitality.
- New policies providing additional flexibility in the range of allowable uses, lot standards & parking, and home-based businesses while providing for neighborhood compatibility.
- More detailed policies to protect natural resources that are intended to complement existing policy elsewhere in the General Plan.
- Refinements to existing land use designations and proposed new land use designations that clearly describe the range of allowable uses and the density and intensity of such uses as required by state law.
- Policies addressing new requirements in state law for Land Use Elements.
- Policies relating to General Plan maintenance.

All the above topics are described in further detail in the Staff Report.

The intent of this workshop is to allow an opportunity for the City Council and members of the public to consider the draft land use policies and mapping changes and provide feedback to staff.

Recommended Action: Receive presentation and provide feedback on the prospective modifications and updates to the Land Use Element Update and Sphere of Influence Amendment.

Alternative(s): None.

Fiscal Impact: This project is grant funded and is scheduled to be completed prior to the end of 2023.

Personnel Impact: None.

2021 Adopted Goals: The request conforms with the recommendation listed under Community Development...*Complete an update to the City's General Plan to be used to guide future development within the City including encouragement of housing opportunities and sustainable economic development.*

Reviewed by: City Manager City Attorney Assistant City Manager City Clerk
 Finance Director Human Resources Risk Manager

Council Action: Approved Denied Other: _____

Records: Agreement Resolution # _____ Ordinance # _____ Other _____



CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: June 21, 2023

AGENDA ITEM NO:

TO: Honorable Mayor and Members of the City Council

PREPARED BY: Planwest Partners, Inc.

ITEM: ***GENERAL PLAN LAND USE ELEMENT UPDATE WORKSHOP***

REQUEST: To receive a presentation, hear public opinion on the matter, and to provide feedback and direction to staff regarding policy focus areas of the Discussion Draft Land Use Element Update.

SUMMARY

Since fall 2022, City staff and a consultant team have been compiling background information and conducting advisory committee meetings and public outreach as part of an effort to update the City's General Plan Land Use Element. The Land Use Element has multiple objectives of accommodating desired growth, addressing community needs, identifying necessary amendments to reflect changes in state law and for the purpose of providing new housing opportunities, streamlining the development approval process, and accelerating housing development. This project will conclude with an application to the Mendocino Local Agency Formation Commission (LAFCo) to amend the City's Sphere of Influence (SOI) and adoption of an updated Land Use Element.

To date, staff and the consultant team have held three meetings with the project Advisory Committee, created a project website, distributed a community input survey, held an Open House to gather community input, and provided an information update to Council to discuss prospective changes to the City's Land Use Element. Changes included: identifying land for additional residential development; addressing changes in state law since the Land Use Element was last updated in 1992; identifying additional land for housing, business and recreational opportunities inside and outside the existing City boundary to support a Sphere of Influence amendment application; and identifying changes to or new land use policy to reflect the needs and desires of the community.

The objective of this workshop is to provide an opportunity for the City Council and members of the public to consider draft General Plan land use policy and mapping changes and provide input and guidance. The essential elements of a Discussion Draft Land Use Element are modifications to existing Land Use Element policy to reflect new information and changes that have occurred over time, new policy to reflect the need of the community and changes in state land use law, and proposed changes to the General Plan Land Use Map.

BACKGROUND

WILLITS GENERAL PLAN VISION 2020:

The Willits General Plan Vision 2020, the current City of Willits General Plan, is a planning document with text and diagrams that expresses the goals, objectives, and policies intended to guide the community toward achieving its vision for development. City decision makers rely on the General Plan as the basis for making decisions on matters such as land use, transportation, open space and conservation, the provision of public services, and environmental quality and safety. It is also a policy document that guides decisions related to protecting and enhancing what the community values most, such as protecting and enhancing the character of the community. The City of Willits' General Plan was last comprehensively updated and adopted in 1992. Since then, the City's land use needs have changed to some degree due to demographic and economic conditions and updates are also required to comply with state guidelines and laws.

PROJECT DESCRIPTION:

In the summer of 2022, the City initiated an update to the General Plan Land Use Element to comply with the requirements of California Government Code §65300, which mandates that each city adopt a comprehensive, long-range, internally consistent plan for future development. This project will update and amend the City's General Plan Land Use Element goals, policies, and implementation programs that articulate the vision for the City's long-term physical and economic development, while preserving open space areas and enhancing the quality of life for residents. The proposed updates are intended to:

- Satisfy state requirements for General Plans that have been approved since the General Plan was last updated;
- Provide additional land for housing, recreational opportunities and other community needs both inside and outside the existing City boundary;
- Streamline the permitting approval process, remove unwarranted obstacles to, and accelerate new housing development;
- Address inconsistencies; and
- Ensure consistency and compliance with other City plans that have been adopted or revised in recent years, such as the 2019 Housing Element.

The Land Use Element will continue to establish the general distribution, location, and extent of the uses of land for housing, business, industry, open space, agriculture, natural resources, public buildings and grounds, and other categories of public and private uses of land within the City. Because the Land Use Element was last updated in 1992, the demographics and policies in the plan will be updated to reflect the current conditions and vision of the City. Although past growth in the City and surrounding area has been limited and future state projections for Mendocino County indicate a population decline, various emerging local and regional factors indicate a need to provide for a range of housing types in Willits that can be readily developed. In addition, the Land Use Element may include changes to land use designations to support residential and commercial development, plan certain lands adjacent to the City for various types of development, including residential, commercial, or recreation, and update land use designations for areas where planned land uses may be in conflict with the character of existing communities. While focusing planning for residential land uses, the City seeks to ensure that projects that would result in the creation of employment opportunities are appropriately prioritized.

ZONING AMENDMENTS TO IMPLEMENT THE LAND USE ELEMENT:

The changes described below will trigger the need to make amendments to the Zoning Map to implement the Land Use Element and changes to regulations, such as the addition of mixed-use zones. The anticipated zoning amendments are intended to enable new development in a manner consistent with the Land Use Element.

SPHERE OF INFLUENCE UPDATE:

In addition, this project will also plan and pre-zone some or all of the proposed SOI Update areas to support an application to amend the City's SOI to be submitted to the Mendocino LAFCo.

COMMUNITY AND AGENCY INPUT:

Since initiating the project, the Community Development Department:

- Created a project webpage that is available at <https://willitslanduseupdate.com/>.
- Established an Advisory Committee with broad community membership to provide guidance on this project that consists of two City Council members and representatives of other local agencies and businesses and interests.
- Continues to closely coordinate with Mendocino County and the Mendocino LAFCo.
- Issued a Notice of Preparation (NOP) on March 10th to inform agencies and interested parties that a Programmatic Environmental Impact Report (Program EIR) will be prepared to evaluate the environmental effects associated with the proposed General Plan Land Use Element and SOI Updates.
- Distributed a web-based survey to solicit input on the project webpage in English and Spanish and to give residents an opportunity to participate in policy and mapping recommendations.
- Held a Community Open House on March 29th at the City community center with two sessions: 11:30 am to 2:00 pm and 5:30 pm to 8:00 pm, that included posters that displayed the overall concepts and questions regarding the focus areas of this planning effort. Staff and consultants were available to answer questions and gather input.
- Encouraged property owners to submit requested changes to their property zoning that could potentially be taken up as part of this project if they are in the public interest.
- Attended a City Council meeting on May 10th and presented policy focus areas and potential policy ranges, including a review of potential land use change opportunities and revised Sphere of Influence to seek Council input and general guidance.

DISCUSSION DRAFT LAND USE ELEMENT FOR COUNCIL CONSIDERATION

The essential elements of a Discussion Draft Land Use Element are modifications to existing Land Use Element policy to reflect new information and changes that have occurred over time, new policy to reflect changes in state land use law, and proposed changes to the General Plan Land Use Map. The purpose of this workshop is to provide an opportunity for the City Council and members of the public to consider draft General Plan land use policy and mapping changes and provide input and guidance.

PROPOSED CHANGES TO THE GENERAL PLAN LAND USE MAP:

Attachment A to this staff report contains maps and descriptions of four types of recommended land use changes summarized in the table below:

1. Proposed changes to the Land Use Map create potential opportunities for new residential or mixed-use development.
2. Potential changes that are prompted by property owner land use requests.
3. Land use “clean ups” where the long-time, established, land uses are inconsistent with the Land Use Designation applied in 1992 or earlier.
4. Potential additions to the City’s Sphere of Influence (SOI) to be submitted to the Local Agency Formation Commission (LAFCo) for consideration of approval.

| Name | Change Type | Acres | Current | | Proposed | |
|---|------------------|-------|---------|-------|----------|------|
| | | | GP | Zone | GP | Zone |
| Downtown Main Street | Opportunity | 26.2 | C-G | C1 | “DM-U” | “DU” |
| East San Francisco / Barbara Lane | Opportunity | 19.93 | C-G | C1 | R-M | R-2 |
| Locust Street Residential | Opportunity | 2.48 | M-G | MH | R-M | R-2 |
| Former Hospital Site | Opportunity | 3.36 | P-S | PF | R-M | R-2 |
| Medical Office next to Former Hospital Site | Opportunity | 0.61 | P-S | PF | C-G | C1 |
| Baechtel Road | Opportunity | 13.18 | M-G | MH | “GM-U” | “GU” |
| Baechtel Road | Opportunity | 1.96 | C-G | C1 | “GM-U” | “GU” |
| South Main Street Vacant Commercial | Opportunity | 4.31 | C-G | C1 | R-M | R-2 |
| South Haehl Creek Area | Opportunity | 24.54 | R-S | RE | R-L | R1 |
| South Haehl Creek Area | Opportunity | 45.73 | R-S | RE | R-M | R-2 |
| Goines, Matt East - Commercial Street | Land Use Request | 0.87 | C-G/P-S | C1/PF | “GM-U” | “GU” |
| Brookside Elementary School | Clean-Up | 0.64 | R-L | R1 | P-S | PF |
| Brookside Elementary School | Clean-Up | 1.18 | R-L | R1 | P-S | PF |
| Blosser Lane Elementary School | Clean-Up | 13.5 | M-G | ML | P-S | PF |
| US 101 or CCC | Clean-Up | 1.88 | M-G | MH | P-S | PF |
| US 101 or CCC | Clean-Up | 8.63 | M-G | MH | P-S | PF |
| US 101 or CCC | Clean-Up | 4.57 | M-G | MH | P-S | PF |
| US 101 or CCC | Clean-Up | 29.84 | G-G | IP | P-S | PF |

| Name | Change Type | Acres | Current | | Proposed | |
|-----------------------------------|--------------|--------|---------|------|----------|---------|
| | | | GP | Zone | GP | Zone |
| US 101 or CCC | Clean-Up | 17.18 | O-R | OS | P-S | PF |
| Shell Lane Agriculture | Clean-Up | 10.47 | M-G | MH | A-G | A |
| East Hill Agriculture | Clean-Up | 1.14 | G-G | IP | A-G | A |
| East Hill Agriculture | Clean-Up | 12.15 | O-R | OS | A-G | A |
| Sanhedrin Circle Industrial | Clean-Up | 5.82 | O-R | OS | M-G | ML |
| Madden Street Residential | Clean-up | 0.78 | M-G | ML | R-M | R-3 |
| 97 Baechtel Road Residential | Clean-Up | 0.42 | C-G | C1 | R-M | R2 |
| State Route 20 Residential | Clean-Up | 4.9 | C-G | C1 | R-L | R1 |
| 1471 South Main Street Commercial | Clean-Up | 0.66 | R-M | R2 | C-G | C2 |
| New Hospital | Clean-Up | 28.83 | C-G | C-1 | P-S | PF |
| Haehl Creek Trail | Clean-Up | 5.46 | R-L | R1 | O-R | OS |
| Haehl Creek Trail | Clean-Up | 7.67 | R-L | R1 | O-R | OS |
| Mendocino County Facility | Clean-Up | 4.06 | R-L | R1 | P-S | PF |
| Highway 20 Linear Park | Clean-Up | 1.13 | R-L | R1 | P-S | PF |
| Muir Mill Road | Proposed SOI | 0.87 | | | R-M | R-3 |
| Haehl Creek | Proposed SOI | 79.38 | | | R-L | R1 |
| East Valley Street | Proposed SOI | 23.35 | | | Various | Various |
| Mill Creeek Drainage | Proposed SOI | 148.22 | | | R-S | RE |
| Cropley Lane | Proposed SOI | 91.07 | | | M-G | MH |
| West State Route 20 | Proposed SOI | 344.51 | | | Various | Various |
| Sherwood Valley Rancheria | Proposed SOI | 58.38 | | | TBD | TBD |
| Central Area | Proposed SOI | 102.02 | | | R-M | R2 |
| Sothern Estates Residential | Proposed SOI | 115.75 | | | R-S | RE |
| Northern Urban Service Area | Proposed SOI | 37.03 | | | R-M | R2 |

PROPOSED CHANGES TO THE LAND USE ELEMENT POLICY:

Attachment B to this staff report contains proposed Land Use Element policy changes. In general, these recommended changes are prompted by various factors, summarized below:

1. Policies defining a broader Planning Area, including the proposed Sphere of Influence.
2. Refinements to existing policy relating to infill development and annexations.
3. Policies defining mixed use areas and identifying focus areas such as Main Street and South Main Street.
4. New policies promoting community health and vitality.
5. New policies to provide additional flexibility in the range of allowable uses, lot standards and parking, and home-based businesses while providing for neighborhood compatibility.
6. More detailed policies to protect natural resources within areas planned for development and which are intended to complement existing policies elsewhere in the General Plan.

7. Refinements to existing land use designations and proposed new land use designations that clearly describe the range of allowable uses and the density and intensity of such uses as required by state law.
8. Policies addressing new requirements in state law for Land Use Element, such as residential evacuation and environmental justice.
9. Policies relating to General Plan maintenance.

ATTACHMENTS:

Attachment A: Land Use Designation Changes and SOI Area Amendments

Attachment B: Discussion Draft Land Use Element Goals and Policies – Clean Version

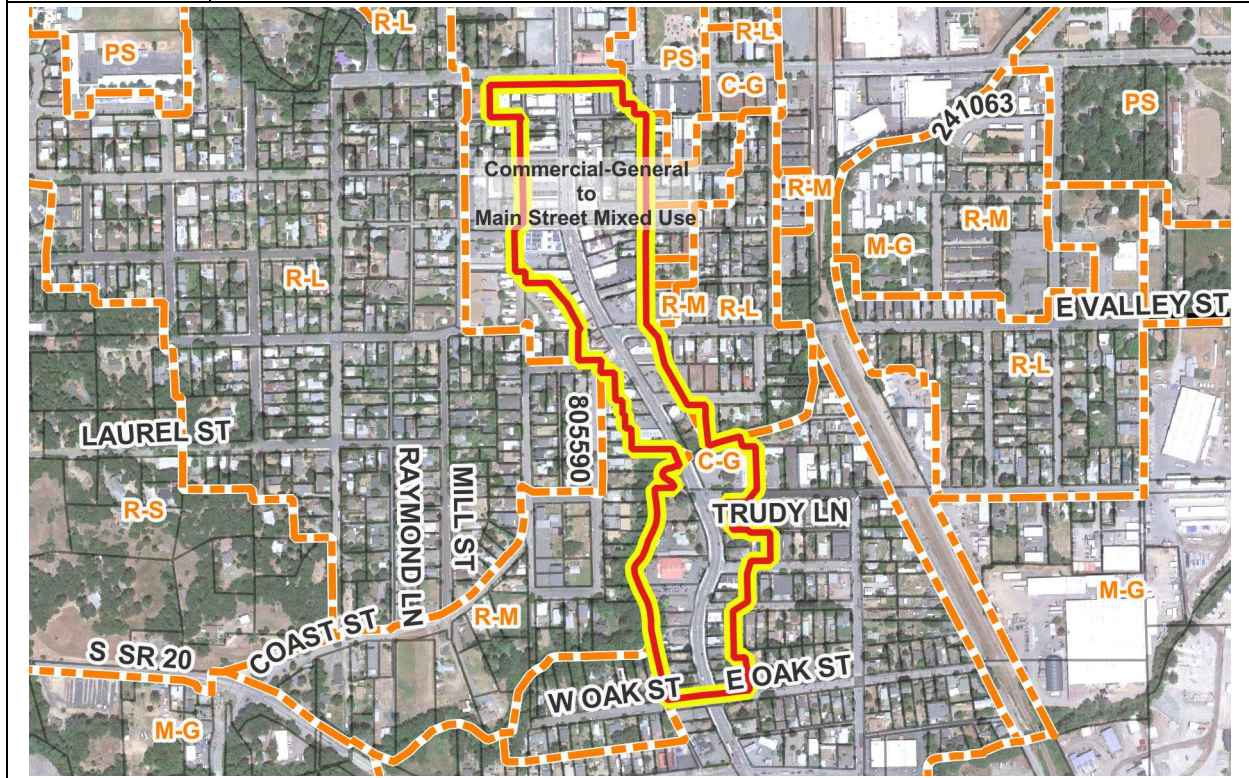
Attachment C: Discussion Draft Land Use Element Goals and Policies – Strikeout Version

LAND USE DESIGNATION CHANGES AND SOI AREA AMENDMENTS

WITHIN CITY OF WILLITS “OPPORTUNITY” LAND USE DESIGNATION CHANGE

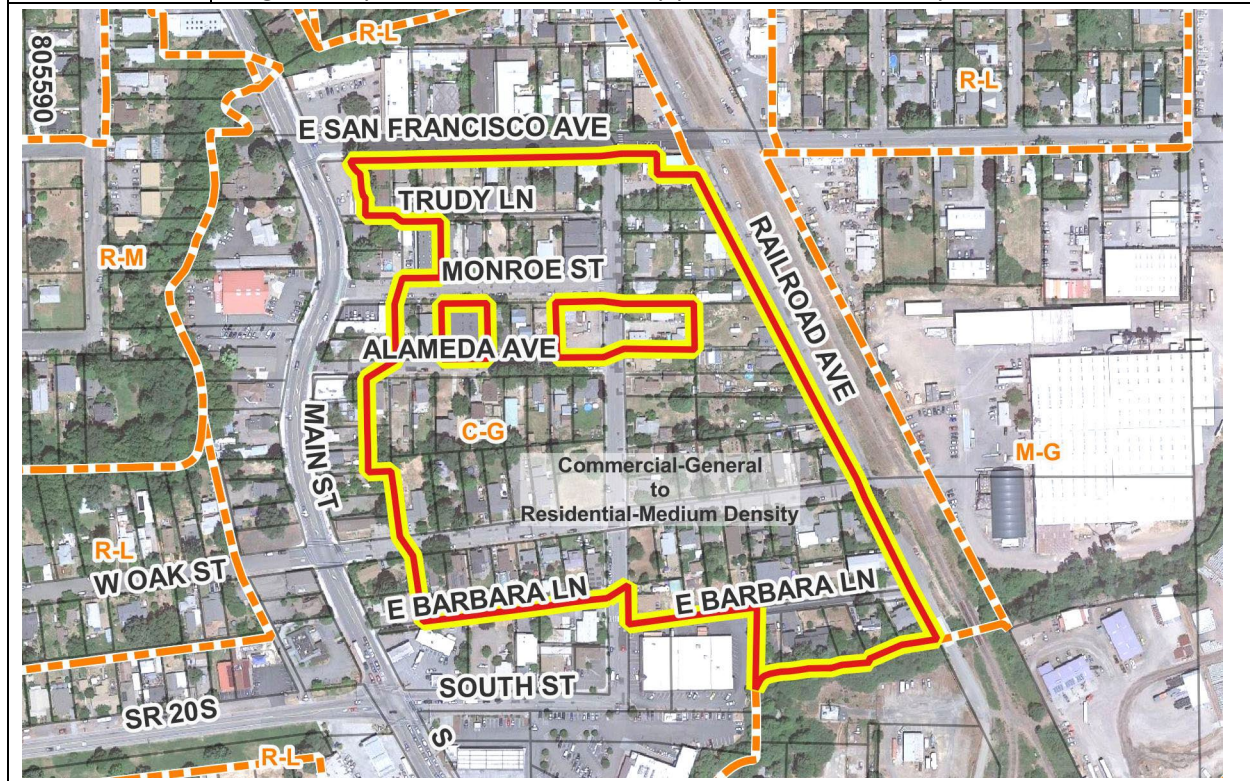
Downtown Main Street [Commercial-General - to - Main Street Mixed Use]

| | |
|-------------------------------------|--|
| Description | The entire area is currently planned Commercial-General. Apply a new “Main Street Mixed Use” Land use Designation to parcels primarily fronting on Main Street between Commercial Street and Oak Street to stimulate the adaptive reuse of existing buildings and the development of new pedestrian-oriented, mixed-use buildings. Allowable uses could include retail, administrative office, general commercial, and residential uses that are ideally located above or behind non-residential uses. |
| APNs / Area | 96 APNs; 6 vacant / 19.5 acres total; less than one acre vacant & developable |
| Land Use | Current: Commercial – General / Proposed: “Main Street Mixed Use” |
| Zone | Current: Community Commercial / Proposed: “Main Street Mixed Use” |
| Proximity & Access | The historic downtown area of Willits, centrally located with the highest level of access and mobility within the City |
| Topography & Constraints | Flat; seismic hazards, limited Broaddus Creek stream and riparian area |
| Utilities | City water service, hydrants, and wastewater is provided and located within “Main pressure zone,” which likely has adequate storage. |
| Ownership | various |
| Development Potential | Limited new development potential. Adaptive reuse could occur if barriers were reduced or eliminated (such as on-site parking requirements and a limited range of permitted uses) |



East San Francisco / Barbara Lane [Commercial-General – to – Residential-Medium Density]

| | |
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| Description | The entire area is currently planned “Commercial-General.” An older part of the Willits downtown area that is planned for commercial uses but it almost entirely residential. Apply the “Residential-Medium Density” Land use Designation to parcels containing residential uses and to vacant parcels. Existing developed parcels with commercial uses would remain “Commercial-General.” |
| APNs / Area | 88 APNs; 7 vacant / 16.5 acres total; 1.25 acres vacant & developable |
| Land Use | Current: Commercial – General / Proposed: “Residential-Medium Density” |
| Zone | Current: Community Commercial / Proposed: “Residential Medium-Density” |
| Proximity & Access | Near the historic downtown area of Willits, centrally located with a high level of access and mobility within the City |
| Topography & Constraints | Flat; seismic hazards, limited Baechtel Creek stream and riparian area |
| Utilities | City water service, hydrants, and wastewater is provided and located within “Main pressure zone,” which likely has adequate storage. |
| Ownership | various |
| Development Potential | Limited new development potential. Allows reconstruction, sale, revitalization of residential uses and conventional financing. In the Community Commercial Zone, Single family residential uses are only permitted as accessory to a commercial use. |



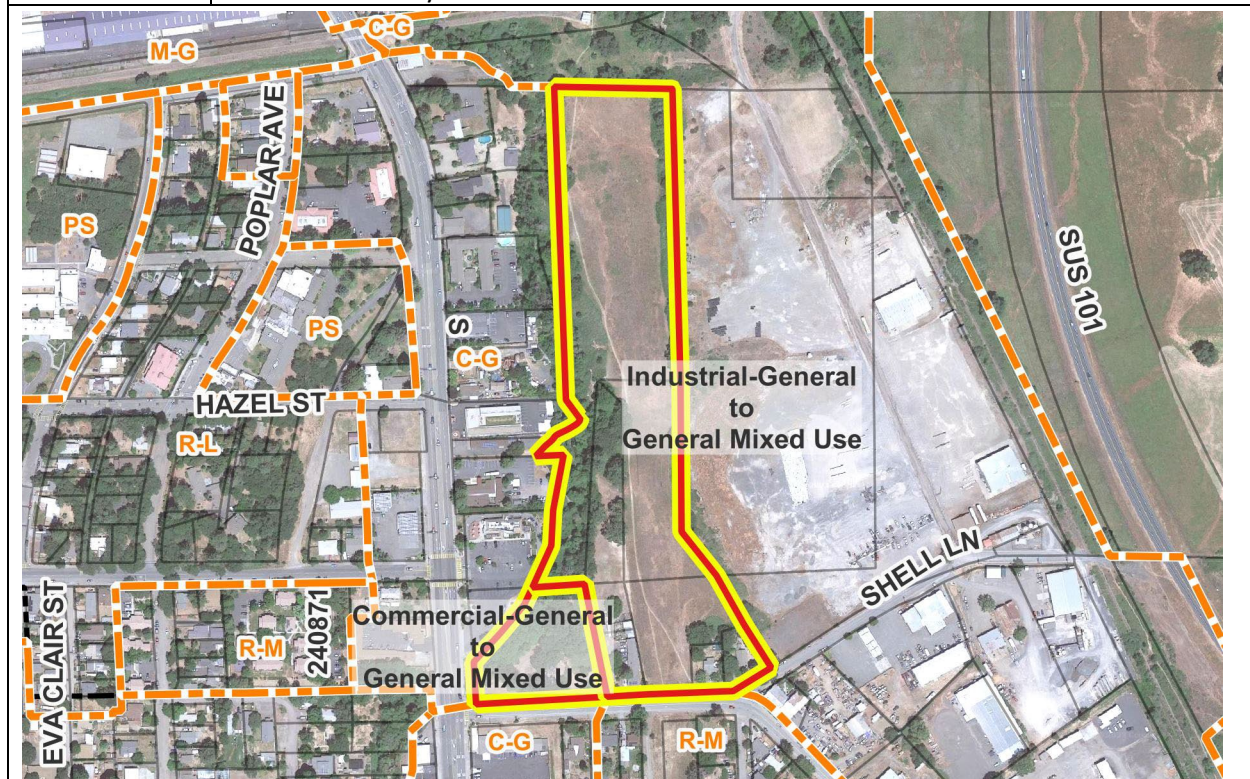
Former Hospital Site [Public-Service - to - Residential-Medium-Density & Commercial-General]

| | |
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| Description | This area is currently planned “Public-Service” and was the site of the hospital, prior to its moving across town, plus a doctor’s office . Apply the “Residential-Medium Density” Land use Designation to the former hospital site and the “Commercial-General” Land Use Designation to the doctors office. |
| APNs / Area | 2 APNs; 1 vacant / 3.5 acres total; 2.9 acres vacant & developable |
| Land Use | Current: Public-Service / Proposed: Residential-Medium-Density/Commercial-General |
| Zone | Current: “Public Facility” / Proposed: “Residential Medium-Density”/Community Commercial |
| Proximity & Access | All parcels are adjacent to South Main Street and located within a fine grained street network, located near schools and services. |
| Topography & Constraints | Flat and gently sloped areas |
| Utilities | City water service, hydrants, and wastewater is provided and located within "Main pressure zone," which likely has adequate storage. |
| Ownership | Each property under individual ownership |
| Development Potential | The vacant property proposed to be planned “Residential-Medium Density” has substantial development potential and could accommodate approximately 65 units at maximum density. |



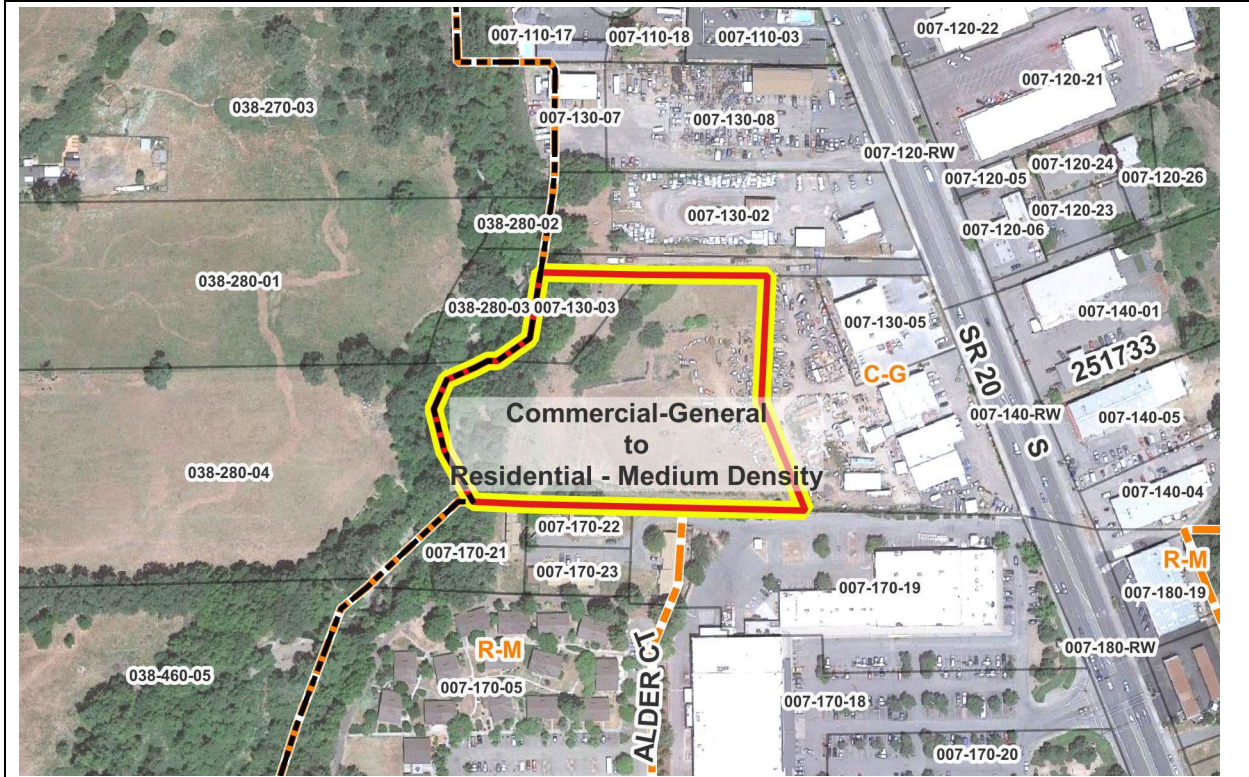
Baechtel Road [Industrial-General & Commercial-General - to - General Mixed Use]

| | |
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| Description | This area is currently planned “Industrial-General” and “Commercial-General” and are proposed to be planned for mixed uses. This area was the subject of the Baechtel Road Railroad Avenue Corridor Design Study in 2003, which was a study to evaluate the construction of a road which would connect Baechtel Road and Railroad Avenue and the infill development of a large area of unimproved land that would be integrated into a Citywide network, and provide a link connecting the housing, employment and recreational facilities on the east side of the City. |
| APNs / Area | 9 APNs; 6 vacant / 15.1 acres total; 13.0 acres vacant & developable |
| Land Use | Current: “Industrial-General”/“Commercial-General” / Proposed: “General Mixed Use” |
| Zone | Current: “Heavy Industrial” / “Community Commercial” / Proposed: “General Mixed Use” |
| Proximity & Access | Parcels generally front along Baechtel Road and are reasonably close to schools and services. |
| Topography & Constraints | Flat and gently sloped areas |
| Utilities | City water service, hydrants, and wastewater is provided and located within “Main pressure zone,” which likely has adequate storage. |
| Ownership | Each property under individual ownership |
| Development Potential | This area is proposed to be planned “General Mixed Use” has substantial residential and commercial development potential and could accommodate over 350 units at maximum density. |



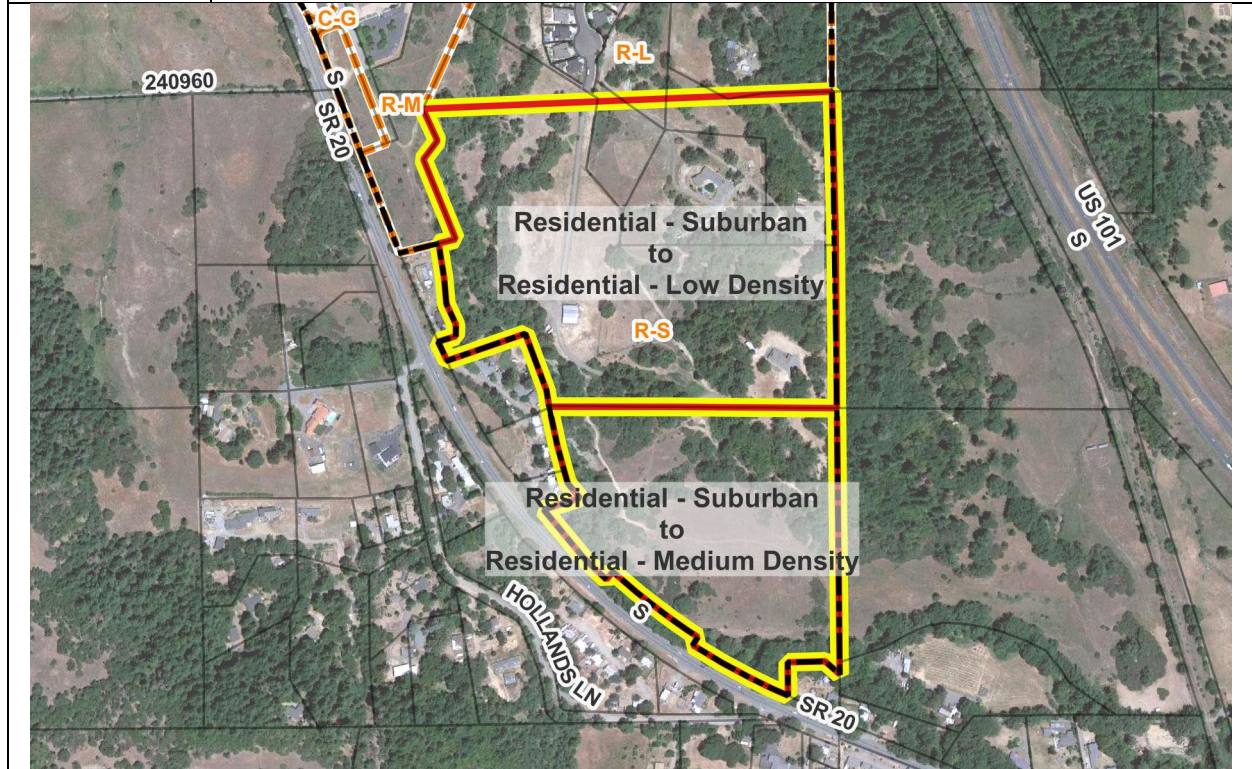
South Main Street Vacant Commercial [Commercial-General - to -Residential-Medium Density]

| | |
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| Description | This area is located on the west side of South Main Street between the back of O'Reilly's Auto Parts and Baechtel Creek. This area is currently planned "Commercial-General" and proposed to be planned "Residential-Medium Density." |
| APNs / Area | Portions of 2 APNs / 4.3 acres most of which is vacant & developable |
| Land Use | Current: "Commercial-General" / Proposed: "Residential-Medium Density" |
| Zone | Current: "Community Commercial" / Proposed: "Residential Medium Density" |
| Proximity & Access | Located behind commercial uses fronting South Main Street. Primary access would be via what appears to be a 30-foot access from South Main Street. A new secondary access would likely be required to the south to allow full development |
| Topography & Constraints | Flat and gently sloped areas, Baechtel Creek stream and riparian area |
| Utilities | City water service, hydrants, and wastewater is provided and located within "Main pressure zone," which likely has adequate storage. |
| Ownership | Single property owner |
| Development Potential | The property proposed to be planned "Residential-Medium Density" has substantial development potential and could accommodate approximately 90 units at maximum density. |



South Haehl Creek Area [Residential-Suburban - to - Residential-Medium Density & Residential-Low Density]

| | |
|-------------------------------------|--|
| Description | This area is located south of the Haehl Creek subdivision and is the southernmost property in the City of Willits. This area is currently planned “Residential-Estates” and proposed to be planned “Residential-Medium Density” and “Residential-Low Density” |
| APNs / Area | 6 APNs / 70.1 acres most of which is vacant & developable |
| Land Use | Current: “ Residential-Suburban” / Proposed: Residential-Medium Density” / “Residential-Low Density” |
| Zone | Current: “Residential Estates” / Proposed: “Residential Medium Density” / “Residential Single Family” |
| Proximity & Access | Access from East Hill Road, which extends south from Haehl Creek Court and distant from the downtown core commercial area, schools, and services. A new secondary access road would likely be required to the south to allow full development |
| Topography & Constraints | Rolling hills with a small amount of slopes > 30%. Fault zone, limited slopes > 30%, limited streamside areas |
| Utilities | The city 8-inch water main in Haehl Creek subdivision area likely 1/4 miles away. Located within "Main pressure zone" likely has adequate storage. City 8-inch sewer main in Haehl Creek subdivision area likely 1/4 miles away. |
| Ownership | Four property owners |
| Development Potential | Approximately 21.5 (10.5 acres of which appear to be developable) acres are proposed to be planned “Residential-Medium Density,” which has substantial development potential and could accommodate up to 250 units at maximum density if a secondary access is established. The portion proposed to be planned “Residential-Low Density” is approximately 48.6 (33.1 acres of which appear to be developable) acres and could accommodate approximately 185 units. |



WITHIN CITY OF WILLITS LAND USE REQUESTS

Goines, Matt East - Commercial Street [Commercial-General - to - General Street Mixed Use]

| | |
|-------------------------------------|--|
| Request | Mixed-Use to allow standalone commercial or residential on the property with only a ministerial permit. Additionally, within the proposed Mixed-Use Zoning designation, the requestor would like to see a parking requirement reduction, building height extension, and other considerations for APNs 005-148-08; 005-149-03; 005-149-06; & 005-149-09 |
| APNs / Area | 4 APNs; all vacant / 0.87 acres total; 0.62 contiguous and developable (remainder between North Marin Street and City Hall parking lot likely only useable as parking) |
| Land Use | Current: Commercial – General / Proposed: “General Mixed Use” |
| Zone | Current: Community Commercial / Proposed: “General Mixed Use” |
| Proximity & Access | East Commercial Street adjacent to City Hall. Very walkable |
| Topography & Constraints | Flat; no hazards |
| Utilities | City water service, hydrants, and wastewater is provided and located within "Main pressure zone," which likely has adequate storage. |
| Ownership | Single owner motivated to develop |
| Development Potential | Based on 30 dwelling units per acre, maximum development potential of 18 units |



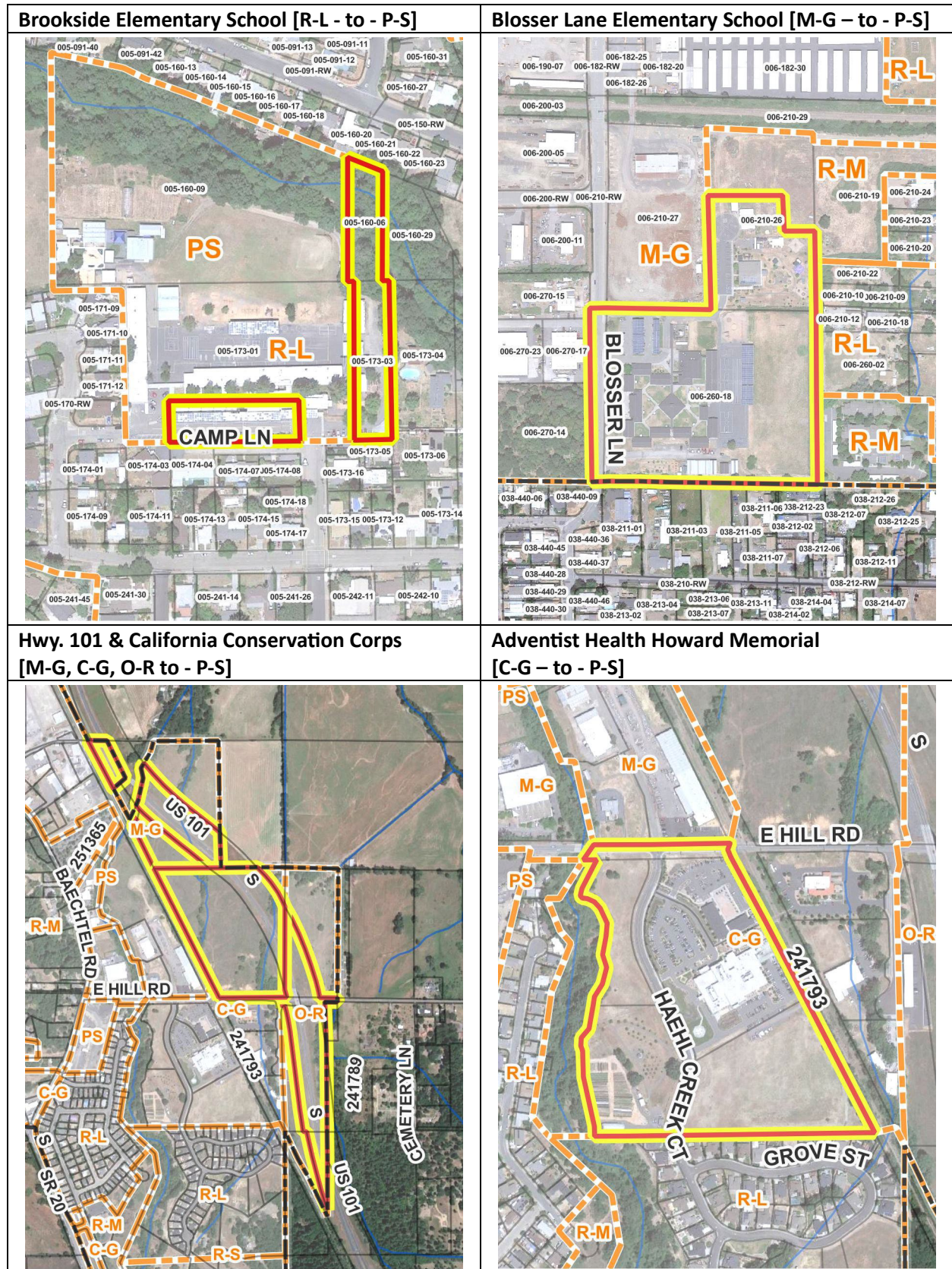
Frazer, Jay - 351 North Street [Residential Low-Density - to - Residential Low-Density]

| | |
|-------------------------------------|---|
| Request | The requestor seeks acknowledgement that two primary units and two accessory dwellings units would be allowed per Senate Bill 9 or that the Land Use Designation and Zone would be changed to allow a minimum parcel size of 5000 Sq Ft. to allow the desired level of development for APN 006-030-21 |
| APNs / Area | 1 APNs; vacant / 0.23 acres total |
| Land Use | Current: "Residential Low-Density" [no recommended change SB 9 applies and would allow proposed development |
| Zone | Current: "Residential Single Family" [no recommended change SB 9 applies and would allow proposed development |
| Proximity & Access | Residential area approximately ¼ miles west of Main Street. Walkable |
| Topography & Constraints | Flat; no hazards |
| Utilities | City water service, hydrants, and wastewater is provided and located within "Main pressure zone," which likely has adequate storage. |
| Ownership | Single owner motivated to develop |
| Development Potential | two primary units and two accessory dwellings units would be allowed per Senate Bill 9 |

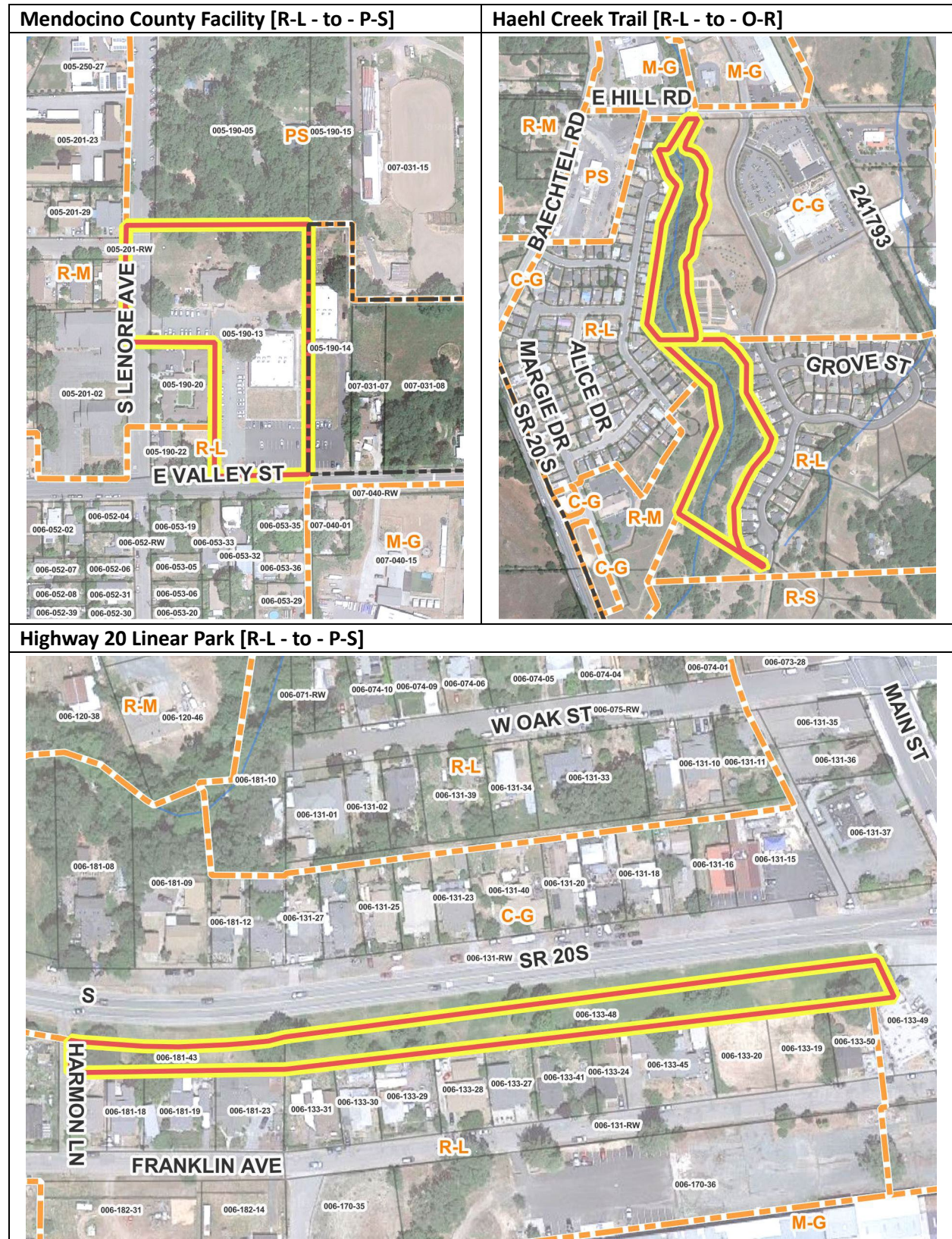


WITHIN CITY OF WILLITS "CLEAN-UP" LAND USE DESIGNATION CHANGES

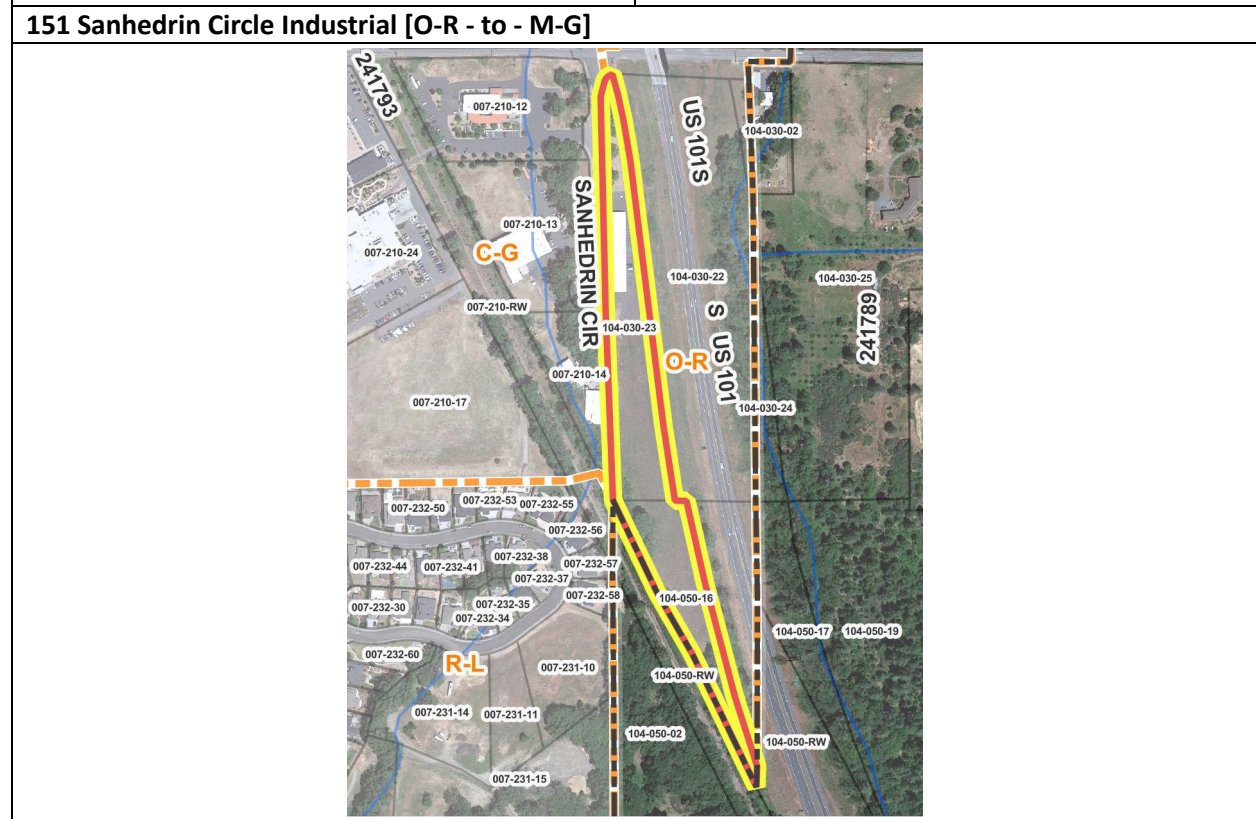
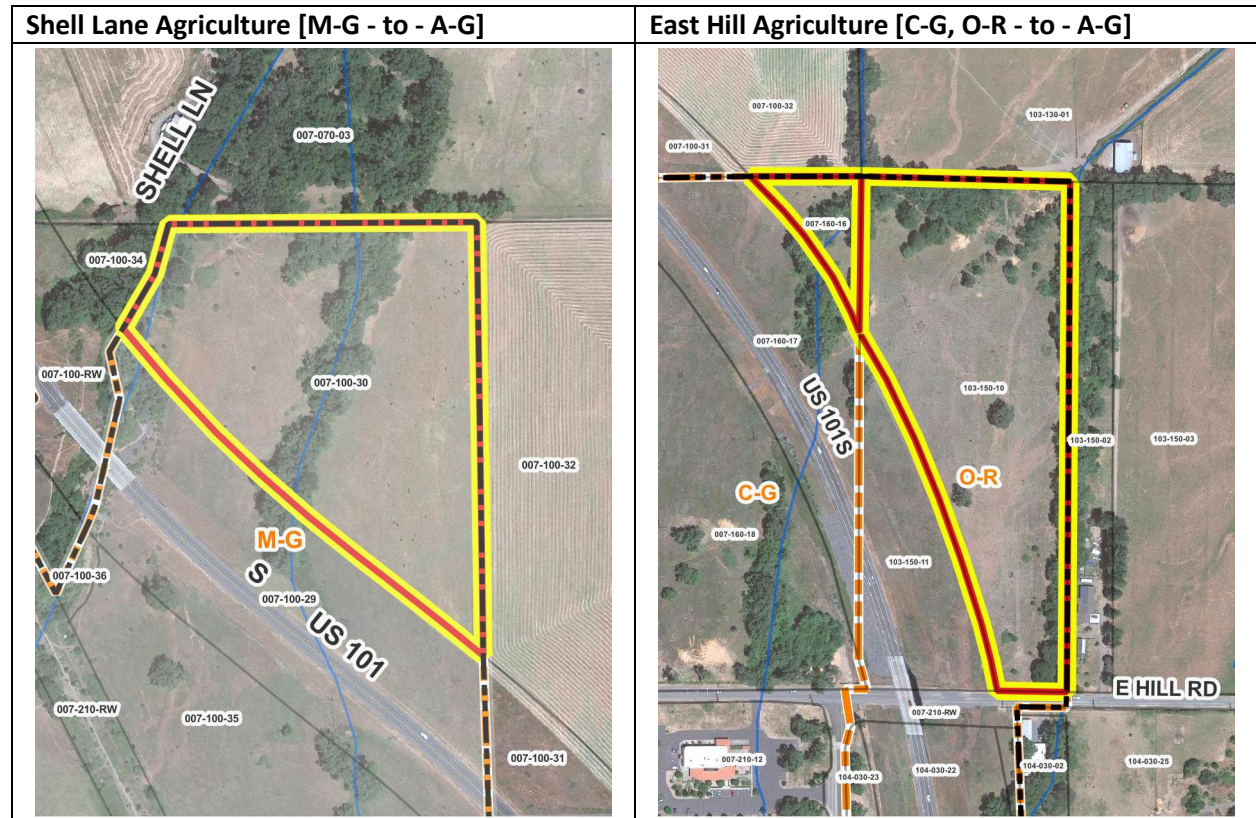
Existing Public Use - Change Land Use to Public-Service



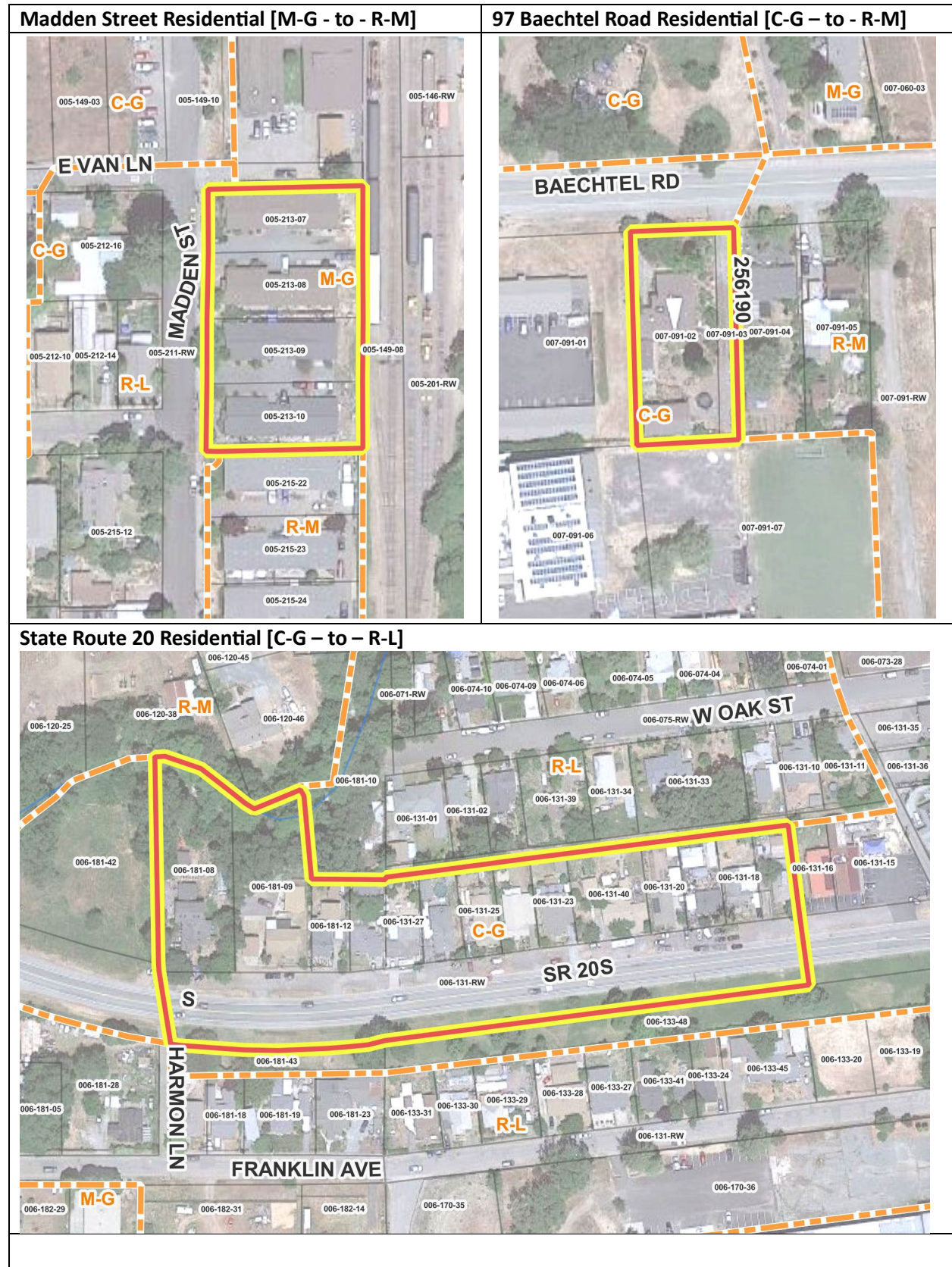
Existing Public Use - Change Land Use to Public-Service or Open Space -Recreation



Existing Agricultural or Industrial Use - Change Land Use to Agriculture or Industrial-General



Existing Residential Use – Change to Residential Land Use



Existing Commercial Use - Change Land Use to Commercial-General

1471 South Main Street Commercial [R-M - to -C-G]



SPHERE OF INFLUENCE ADDITIONS

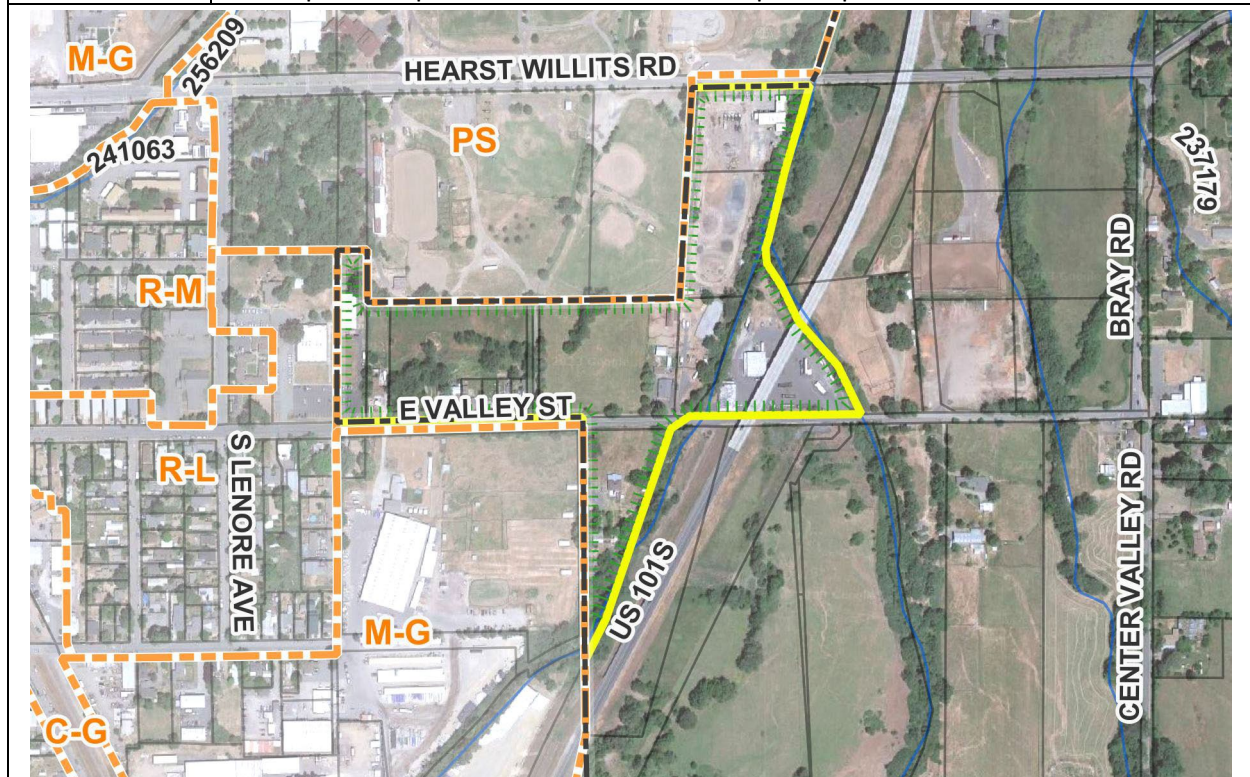
Muir Mill Road

| | |
|-------------------------------------|--|
| Description | Small parcel containing a church located on SR 20 south of Muir Mill Road (1 acre) (Planned by Mendocino County as "Suburban Residential") |
| APNs / Area | 1 APNs / 0.86 acres |
| Land Use | Proposed: "Residential-Medium Density" |
| Zone | Proposed: "Residential Medium Density" |
| Proximity & Access | Located approximately 1/4 mile from Evergreen Shopping Center which is considered walkable. Access to the parcel is from South Main Street (SR 20) and Muir Mill Road |
| Topography & Constraints | Flat with no obvious hazard or natural resource constraints |
| Utilities | City water service provided via 8 inch main. Hydrants near parcel. Within "Main pressure zone" likely has adequate storage. 6-inch sewer main within 700 feet |
| Ownership | Single property owner |
| Development Potential | Zoned for multifamily development, water service present and sewer service nearby, Good street access, unclear if parcel will continue as a church. Approximately 10 multi-family units could be achieved if the parcel were redeveloped |



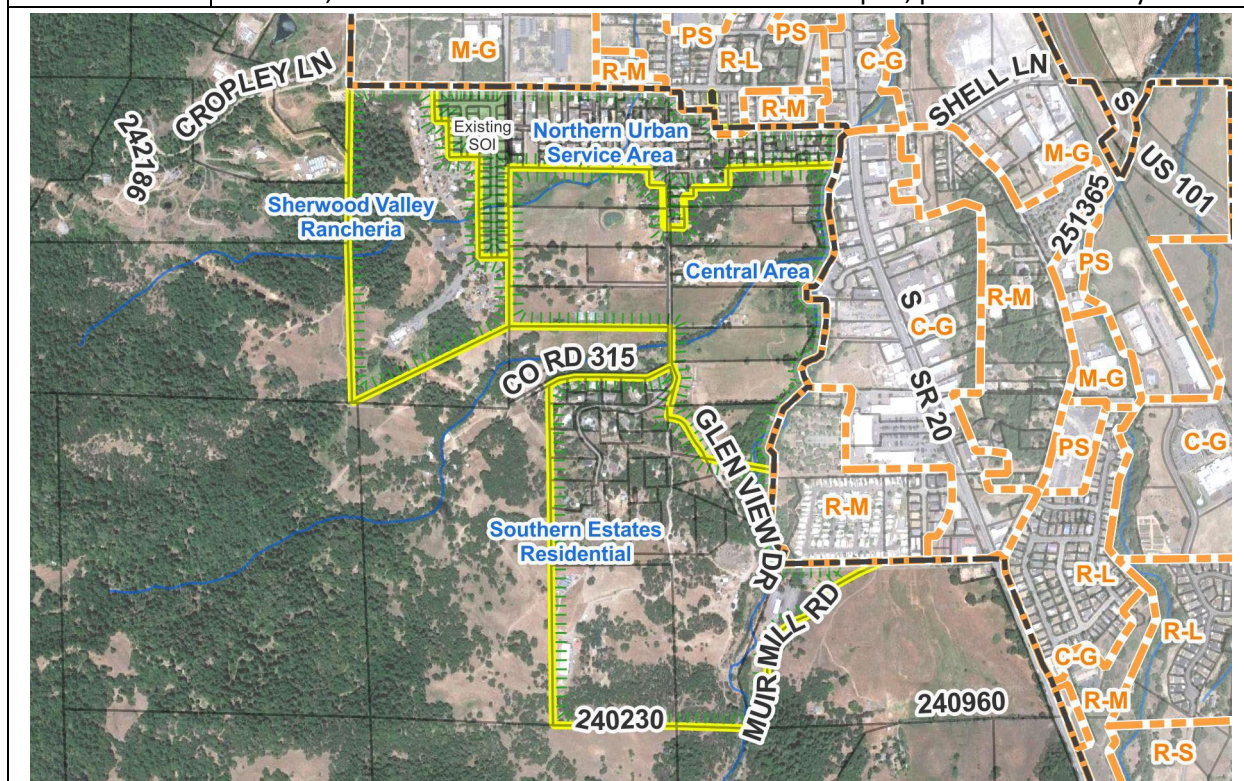
East Valley Street

| | |
|-------------------------------------|--|
| Description | Two developed parcels one containing County of Mendocino law enforcement facility and the other a single-family residence (Planned Agricultural Lands) and five parcels development with single family residence, four of which are less than a quarter acre and one is approximately 3.5 acres (Planned Suburban Residential) |
| APNs / Area | 15 APNs, 10 privately owned parcels are improved / 23.0 acres total, 6.5 developable |
| Land Use | Proposed: "Residential-Suburban" / "Residential-Medium Density" / "Industrial-General" / "Public-Service" |
| Zone | Proposed: "Residential Estates" / "Residential Medium-Density" / "Limited Industrial" / "Public Facility" |
| Proximity & Access | Approx. 1/2 miles from N. Main Street commercial area. Marginally walkable Good access. Parcels front on East Valley Street. |
| Topography & Constraints | Flat land. Flood plain and dam inundation areas, potential wetlands |
| Utilities | City water service is provided through 8 inch main. Fire hydrants in front of parcels. Located within "Main pressure zone" likely has adequate storage. Sewer main in East Valley Street is 6 inch and less than 800 feet from most parcels |
| Ownership | Multiple property owner |
| Development Potential | Good access and good availability to utility service. Flood and dam inundation hazards will require additional engineering, and although there are many owners, there is one larger developable property. Up to 20 units of multi-family development is possible at maximum development potential |



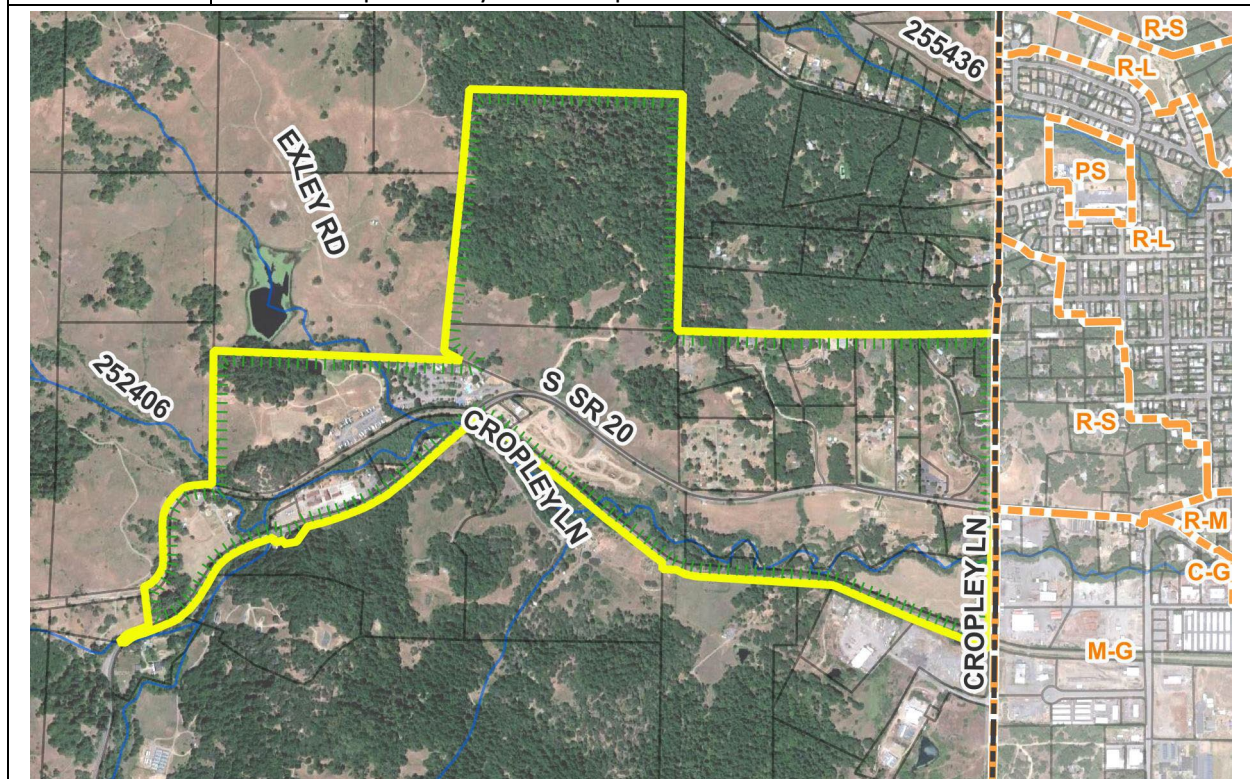
Locust Street Area

| | |
|-------------------------------------|--|
| Description | A large area on the west side of the City that surrounds the existing SOI. This area is defined by the Sherwood Valley Rancheria and casino to the northwest, smaller parcels containing manufactured homes and single-family residences to the northeast, and large-lot rural residential parcels in the lower three-quarters. The northern 162 acres, including the Sherwood Valley Rancheria, is a Disadvantaged Community. |
| APNs / Area | 145 APNs / 325.4 acres total, 20 vacant parcels ranging from 4,600 square feet to 8.5 acres and averaging 1.4 acres |
| Land Use | Proposed: "Residential-Low Density" / "Residential-Medium Density" / "Residential-Suburban" / "Industrial-General" |
| Zone | Proposed: "Residential Single Family" / "Residential Medium-Density" / Residential Estates" / "Light Industrial" |
| Proximity & Access | Approx. 1 mile to S. Main Street. Not walkable. Access from Blosser Lane and Locust Street. Limited sidewalks and dead-end roads |
| Topography & Constraints | Mostly flat with slopes to the south. Potential wetlands, riparian areas, flooding and ponding, prime farmland if irrigated is present |
| Utilities | City water service through 6-inch mains and sewer service through 8-inch main in northern urban service area. Water storage in the "Locust pressure zone" is limited. Limited hydrants. |
| Ownership | Multiple property owners |
| Development Potential | Good topography, flooding/wetlands/riparian constraints, significant utility improvements, road widening, and new secondary access needed. At maximum buildout, between 150 and 700 units could be developed, per desired density |



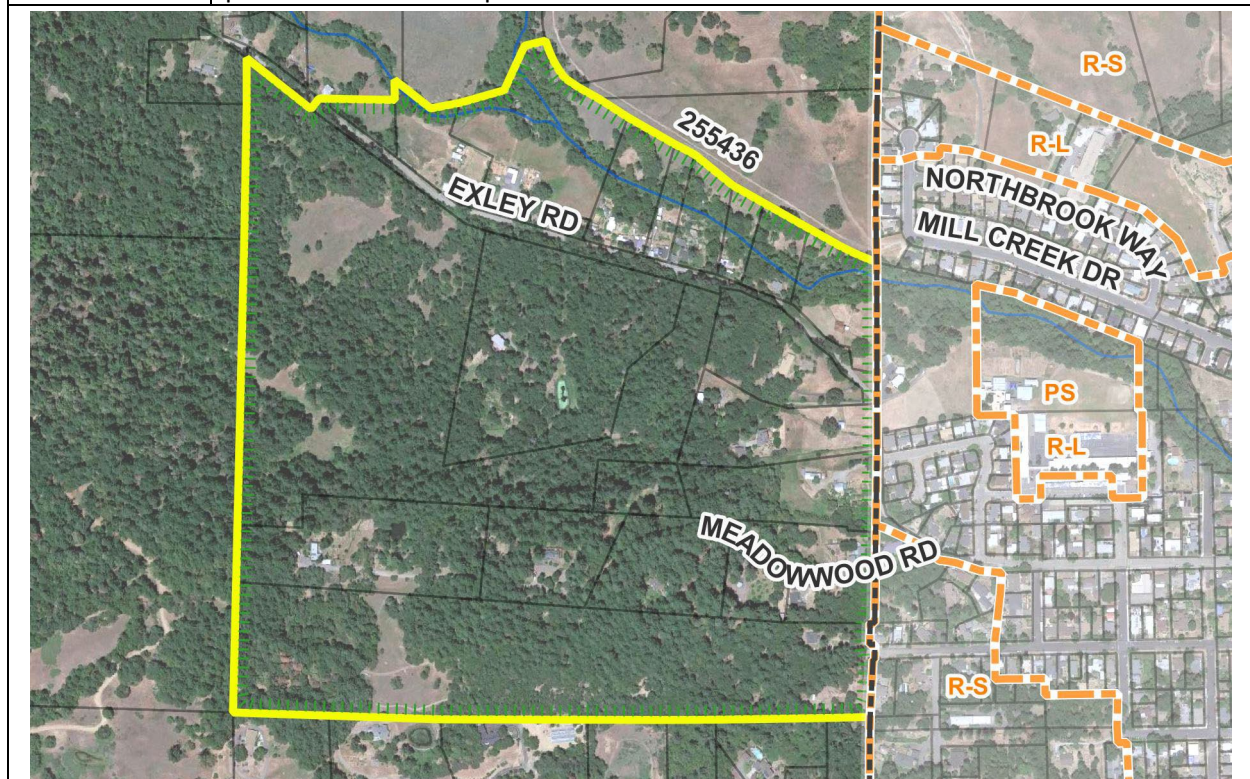
West SR 20

| | |
|-------------------------------------|---|
| Description | An area extending approximately 1.25 miles west of Willits on either side of State Route 20 containing sloped rural residential land, bottom grazing land, an RV park, and vacant industrial area. |
| APNs / Area | 36 APNs / 344.5 acres total, 14 vacant parcels ranging from ½ acre to 40 acres and averaging approximately 7.0 acres |
| Land Use | Proposed: “Residential-Low Density”/ “Residential-Suburban” / “Commercial-General” |
| Zone | Proposed: “Residential Low-Density” / “Residential Estates” / “Heavy Commercial” |
| Proximity & Access | Greater than .1 mile to S. Main Street. Not walkable. SR 20 provides direct access, but the speed limit is 55 MPH which will make it difficult to establish new encroachments with higher vehicle trip volumes |
| Topography & Constraints | Flat land on the South side of SR 20 and hill slopes including >30% slopes north of SR 20. Narrow flood plain within Broaddus Creek riparian area, steep slopes to the north, some prime farmland if irrigated and appears to be used for grazing |
| Utilities | City water service is provided through 8 inch main. Fire hydrants in front of parcels. Located within "Main pressure zone" likely has adequate storage. Sewer mains in SR 20 is 6 inch and approx. 1/2 miles from most parcels |
| Ownership | Multiple property owners |
| Development Potential | Lands on the hill slope have limited development potential unless combined into larger holding to allow new single access to be developed. Flat lands under single ownership and, if converted from ag land, could be developed using an improved Cropley Lane for access, significant utility improvements. Approx. 50 to 150 housing units could potentially be developed |



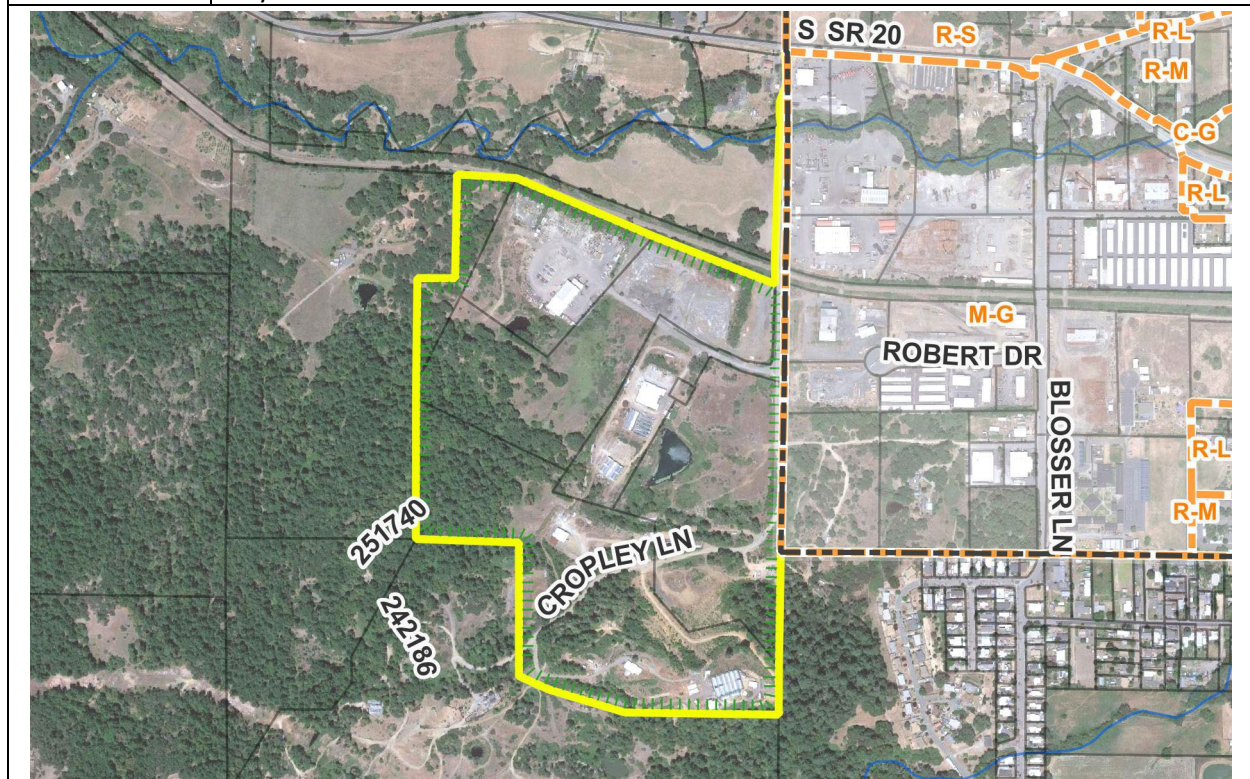
Mill Creek Area

| | |
|-------------------------------------|--|
| Description | An area extending approximately 1.25 miles west of Willits on either side of State Route 20 containing sloped rural residential land, bottom grazing land, an RV park, and vacant industrial area. |
| APNs / Area | 23 APNs / 148.2 acres total, 2 vacant parcels, one less than two acres and the other approximately 40 acres / Improved parcels range from less than two acres to 40 acres and average 20 acres |
| Land Use | Proposed: "Residential-Suburban" |
| Zone | Proposed: "Residential Estates" |
| Proximity & Access | Approx. 3/4 miles from N. Main Street. May not be considered walkable. Exley Road and Meadowood Road provide limited access but are dead-end roads |
| Topography & Constraints | Hill slopes, some >30%, and flatter land along stream banks. Flood plain and dam inundation along Mill Creek and moderate to steep slopes away from the stream |
| Utilities | City water service through private laterals. Nearest water lines are ≤ 6 inch. Extending and looping a 6-inch water line may not provide adequate flow. Water storage in the "Redwood pressure zone" may also be limited. Nearest hydrant is at least 1/2 miles from most parcels. Most sewer mains in proximity to this area are 6 inches. The 14-inch sewer main to Brooktrails Township passes through this area to Mill Creek Drive. |
| Ownership | Most parcels are smaller with individual ownership. Low likelihood of parcel assembly and large coordinated development. Development likely to be incremental |
| Development Potential | Mostly poor topography, poor access, significant utility improvements, and high number of property owners. There is little new development potential. There is potential for redevelopment and the addition of ADUs |



Cropley Lane Industrial

| | |
|-------------------------------------|--|
| Description | An area extending approximately 1.25 miles west of Willits on either side of State Route 20 containing sloped rural residential land, bottom grazing land, an RV park, and vacant industrial area. |
| APNs / Area | 7 APNs / 91 acres total, 4 privately owned parcels |
| Land Use | Proposed: "Industrial-General" |
| Zone | Proposed: "Heavy Industrial" |
| Proximity & Access | > 1 mile to S. Main Street. Not walkable. Access from Cropley Lane at SR 20. Narrow poorly surfaced road provides limited access but are dead-end roads. Would be best to connect to Blosser Lane. |
| Topography & Constraints | Flat land in the north hill slopes including mostly >30% to the south. Potential soil contamination from historic industrial use (if new use is proposed) and steep slopes |
| Utilities | City water service through private lateral to one parcel. Nearest water lines are 10 and 8 inches but no direct road ROW access. No fire hydrants near parcels. Located within "Main pressure zone" likely has adequate storage. Nearest sewer lines are 10 and 8 inch and located on Robert Drive and at the end of Franklin but no direct road ROW access. |
| Ownership | Multiple individual property owners, including the Sherwood Valley Rancheria. Limited likelihood of parcel assembly and large coordinated development. Development likely to be incremental |
| Development Potential | This is industrial land and may best be used for this purpose. Could be considered as a potential offset for the conversion of industrial land to residential uses within the City. |



Berryhill/Haehl Creek

| | |
|-------------------------------------|--|
| Description | Southeast of the City boundary adjacent to U.S. 101 |
| APNs / Area | 4 APNs / 325 acres total, ranging from 49.2 to 115.8 acres |
| Land Use | Proposed: "Residential Low-Density" |
| Zone | Proposed: "Single-Family Residence" |
| Proximity & Access | > 1 mile to Evergreen Shopping Center. Not walkable. No public road access |
| Topography & Constraints | Rolling hills with a small amount of slopes > 30%. Fault zone, limited slopes > 30%, limited streamside areas, limited Prime Farmlands if irrigated and drained |
| Utilities | City water from 6 inch main on south side of Haehl Creek. The city 8-inch water main in Haehl Creek subdivision area likely 1/2 to 3/4 miles away. Located within "Main pressure zone" likely has adequate storage. City 8-inch sewer main in Haehl Creek subdivision area likely 1/2 to 3/4 miles away. |
| Ownership | Nearly all land is owned by single property owner. Ownership provides flexibility in future development |
| Development Potential | Moderately good topography, seismic hazards, poor access needs new looped road, significant utility improvements, advantageous ownership pattern, could serve as an extension of the housing types found in the Haehl Creek subdivision, but would best occur after residential development extends south of Haehl Creek Court. Approx. 75 to 150 housing units could potentially be developed, depending upon density |



NOTE - Hollands Lane (removed from SOI consideration to be added as potential Area of Influence)

Discussion Draft Land Use Element

Goals and Policies

Planning Area

GOAL LU-1 [Add Goal Statement]

LU-1.1 Planning Area

The Planning Area shown in Figure XX includes lands around the City where future land use changes could affect the City of Willits. Mapping showing the planning area boundary shall be provided by the City to Mendocino County and the Local Agency Formation Commission (LAFCo) with a request that all land use and development applications received by the County and LAFCo be referred to the City for review and comment. Encourage the County to implement measures to protect the watersheds and groundwater recharge areas within the Planning Area. *(Source: New Policy)*

LU-1.2 Sphere of Influence

The Sphere of Influence (SOI) shown in Figure XX represents the potential boundaries of the City and its service areas, defines land eligible for annexation to the City in the future, and includes adequate land to accommodate potential future growth. Annexations to the City may only be approved when such lands are within the LAFCo approved SOI and the annexation is consistent with the goals and policies of this plan. *(Source: New Policy)*

LU-1.3 Areas of Interest

The Area of Interest shown in Figure XX includes areas beyond the City's SOI that are important to the City and contain characteristics such as entrances to the City along important travel routes, areas where highway related commercial development could impact business vitality within the City, or areas where the City of Willits provides out of area water or wastewater services. Existing land use and future development within Areas of Interest could have a direct impact on health, safety, and welfare of City residents and the City shall request that responsible agencies, including Mendocino County, the Mendocino Local Agency Formation Commission, and Caltrans give special consideration to the recommendations and comments of the City of Willits. *(Source: New Policy)*

LU-1.4 Disadvantaged Unincorporated Communities

Disadvantaged Unincorporated Communities (DUCs) within the City's SOI are shown in Figure XX. Consider DUCs during infrastructure and services planning and, as appropriate, ensure that identified DUCs are included in annexation proposals. *(Source: New Policy)*

Planning for Growth

GOAL LU-2 [Add Goal Statement]

LU-2.1 Planned Growth

Plan for and accommodate a range of potential growth rates that may occur during the General Plan planning period. *(Source: Existing Policy 1.210, modified)*

LU-2.2 Infill Development

Land within areas of the City served by utilities, transportation infrastructure, and municipal services represent the best opportunity to support affordable housing and employment development, and to reduce greenhouse emissions. Encourage incremental development of vacant and underutilized infill areas that is appropriately scaled and enhances existing neighborhoods within the City. *(Source: Existing Policy 1.230, modified)*

LU-2.3 Land Use Changes

During the consideration of proposals for changes in land use, priority shall be given to projects that result in the greatest public benefit, which may include opportunities for employment growth, providing for the community's housing needs, or addressing unmet needs for parks and recreation facilities. *(Source: Existing Policy 1.260, modified)*

LU-2.4 Annexations

Monitor the supply of land within the City that is planned for residential, commercial, industrial, and public service uses and, as appropriate, encourage annexations of land adjacent to the City that promote orderly development in a manner consistent with the General Plan and contribute to the City's fiscal stability, and that create a logical City boundary; result in the efficient use of City services and utilities; and support a transportation network that minimizes vehicle trips by promoting walking, bicycling, and transit. *(Source: Existing Policy 1.240, modified)*

Willits Character, Vitality, and Sustainability

GOAL LU-3 [Add Goal Statement]

LU-3.1 City Gateways and Corridors

Highway 101, State Route 20, and County streets serve as important gateways and welcome travelers to the City and its downtown. Designate, construct, and maintain well-designed and landscaped City Gateways as identified in the Willits Main Street Corridor Enhancement Plan. The City should partner with Caltrans and the County and the residents of the gateway neighborhoods to establish attractive and welcoming entries to the City that encourage visitors to Willits, support the neighborhoods in which they are located, and can be efficiently and practically maintained. *(Source: Existing Policy 1.250, modified)*

LU-3.2 Mixed Use Areas

Encourage development that creates vibrant and walkable areas, reduces greenhouse gas emissions, and promotes economic development within downtown and neighborhood areas by implementing mixed use land use designations. *(Source: New Policy)*

LU-3.3 Main Street Mixed Use

Apply the Main Street Mixed Use Land Use Designation to an area including property that fronts along Main Street between Commercial Street and Oak Street that allows for a range of commercial, office and residential uses; enables the flexible use of existing commercial structures by reducing or eliminating on-site parking requirements; encourages building, sidewalk, plaza area, and street designs to slow traffic to provide a comfortable atmosphere for walking, biking, outdoor seating and gathering, and that provides for ongoing process for parking monitoring and management to balance the interests of all users. *(Source: New Policy)*

LU-3.4 General Mixed Use

Establish a General Mixed Use Land Use Designation that can be applied to specific areas and that provides for a range of commercial, office and residential uses; enables the flexible use of existing structures, reduces restrictive lot standards such as building height and parking mandates; and ensures compatibility with adjacent land uses, particularly residential uses, through site, landscape, and building design features. *(Source: New Policy)*

LU-3.5 Promote a Healthy Community

Ensure that all residents have access to spaces, events, and programs that support physical activity, and encourage businesses and service providers to create a healthy food system, including local organic food production and community gardens, that supports all residents. *(Source: New Policy)*

LU-3.6 Consider Public Health in Land Use

When reviewing proposals for changes in land use and development, public health, welfare, and safety must be considered. *(Source: New Policy)*

LU-3.7 Farmers Market

Support the expansion of the Willits Farmers Market and facilitate its location at Bud Snider Park or other appropriate locations. *(Source: New Policy)*

LU-3.8 Energy Conservation and Reduction

Encourage the installation of renewable energy systems and community-wide reductions in energy consumption. *(Source: New Policy)*

LU-3.9 Plan for Climate Change

Plan for the public health implications of climate change, including potential disease and temperature effects, and work with state and county public health agencies to identify necessary programs to reduce potential impacts and develop and implement programs to achieve City-wide reductions in greenhouse gas emissions. *(Source: New Policy)*

LU-3.10 Greenhouse Gas Emission Reductions

Evaluate new larger-scale residential, commercial, and industrial projects for compliance with state regulations and require feasible mitigation measures to minimize greenhouse gas emissions. *(Source: New Policy)*

LU-3.11 Parks and Recreation

Consistent with the Public Services and Facilities, Parks and Recreation Element, equitably expand opportunities for parks and recreational facilities throughout Willits and support the role of the City of Willits as a regional parks provider by evaluating the feasibility of establishing a recreation and parks district that extends beyond City boundaries. *(Source: New Policy)*

Main Street

GOAL LU-4 [Add Goal Statement]

LU-4.1 City of Willits Main Street

The traditional City of Willits downtown and Main Street is located between Commercial and Oak Street and is critical to the ongoing vitality of the City of Willits as a place for employment, goods and services, gathering, and community events. *(Source: New Policy)*

LU-4.2 Adaptive Reuse of Commercial Structures

Enable the adaptive reuse and revitalization of existing commercial structures on Main Street by establishing flexible and appropriate lot standards, including reducing or eliminating on-site parking requirements. *(Source: New Policy)*

LU-4.3 Downtown Gathering and Street Activities

Identify appropriate sites for downtown plaza areas and gathering spaces that enable street fairs and other outdoor activities within downtown and consider encouraging seasonal markets and festivals to locate in a central downtown area or on a side street, and implement a feasible program to establish such areas. *(Source: New Policy)*

LU-4.4 Slowing Traffic

Modify Main Street design to slow traffic to provide a comfortable atmosphere for outdoor seating and gathering, walking, and biking, while considering the needs for parking. *(Source: New Policy)*

LU-4.5 Main Street Shop Fronts

Protect and enhance the commercial frontages along Main Street between Commercial Street and Oak Street and encourage mixed-uses where commercial uses are typically located at street level and that create a comfortable environment for shopping, gathering, and walking. *(Source: New Policy)*

South Main Street

GOAL LU-5 [Add Goal Statement]

LU-5.1 South Main Street

South Main Street is defined as the area between Walnut Street and Muir Mill Road and serves as the southern gateway to the City, contains important

businesses and residential areas and represents substantial infill development potential. (Source: *New Policy*)

LU-5.2 Focused South Main Street Planning

Consider conducting focused planning for the South Main Street area, in partnership with Caltrans and other appropriate organizations, to identify programs to facilitate ongoing commercial vitality and as a means of implementing Land Use Element policy specific to this area. (Source: *New Policy*)

LU-5.3 Pedestrian Frontages

Modify lot standards and parking requirements to encourage the development of street-facing, shop front, buildings along South Main Street. Standards should enable new development and the expansion or redevelopment of existing commercial structures that results in an attractive streetscape and creates an environment that encourages shopping, gathering, walking, and biking. (Source: *New Policy*)

LU-5.4 South Main Street Streetscape Improvements

Encourage Caltrans to integrate street design to enhance and beautify streetscapes to slow traffic in order to provide a safer, and more enjoyable atmosphere for shopping, walking, biking, outdoor seating and gathering. (Source: *New Policy*)

Land Use Compatibility and Flexibility

GOAL LU-6 [Add Goal Statement]

LU-6.1 Limit Incompatible and Conflicting Uses

Minimize potential land use conflicts by applying appropriate land use designations and implementing appropriate development standards and buffers through modifications to the Zoning Regulations to limit adverse impacts from future development on surrounding properties. (Source: *Existing Policy 1.220, modified*)

LU-6.2 Compatible Development

On lands designated for industrial or commercial uses, buildings and accessory structures should be sited and designed to limit potential conflicts with adjacent land uses. (Source: *Existing Policy 1.280, modified*)

LU-6.3 Protect Long-Standing Compatible Uses in Older Neighborhoods

In order to minimize the number of non-conforming uses and to protect the ability of owners of integral long-standing uses in older neighborhoods to finance improvements or the sale of property using commercial financing, apply appropriate Land Use Designations and Zoning Classifications and provide additional flexibility to the range of allowable uses. *(Source: New Policy)*

LU-6.4 Interim Agricultural Uses

Encourage agricultural activities on lands designated for industrial use as well as other large vacant properties until such time as the lands are utilized for their intended purposes. *(Source: Existing Policy 1.290, modified)*

LU-6.5 Workforce Housing Development

Facilitate new “Missing Middle Housing” construction, defined as a mix of housing types including duplexes, triplexes, and fourplexes, in a manner consistent with Senate Bill 9 within areas appropriately zoned for single family residential uses and located within an Urban Cluster as defined by the U.S. Census. *(Source: New Policy)*

LU-6.6 Off-Street Parking

Implement a parking management program that provides greater flexibility in meeting off-street parking requirements, including reducing or eliminating such mandates, to lessen regulatory barriers to the reuse and revitalization of downtown or commercial and other infill areas. *(Source: New Policy)*

LU-6.7 Commercial Zoning Flexibility

Provide greater flexibility in the range of permitted and conditionally permitted uses in commercial areas and allow residences on upper floors and behind shop fronts. *(Source: New Policy)*

LU-6.8 Support Home-Based Businesses

Review and update standards for home-based businesses, or home occupations to allow greater flexibility where such uses are compatible. Allow home-based businesses as principally permitted uses where all performance standards specified in the Zoning Regulations are met and a business license is secured. Allow for an increase in the scale and range of allowable home-based business types in residential zones where potential nuisances are addressed through the permit approval process. *(Source: New Policy)*

Coordinate with Local Communities

GOAL LU-7 [Add Goal Statement]

LU-7.1 Sherwood Valley Rancheria

The Sherwood Valley Band of Pomo Indians is a valuable partner and important neighbor to the City of Willits. Regularly coordinate with representatives of the Sherwood Valley Rancheria on land use, municipal, infrastructure, and services planning and seek partnerships, where appropriate, to achieve mutually beneficial outcomes on projects that promote the welfare of the City and the Sherwood Valley Rancheria. *(Source: New Policy)*

LU-7.2 Tribal Consultation

Coordinate with local Native American tribes in City land use and service planning and ensure that consultation occurs during discretionary project review for the identification, protection and mitigation of adverse impacts to significant cultural resources. *(Source: New Policy)*

LU-7.3 Environmental Justice

Consider environmental justice issues as they are related to potential health impacts associated with land use decisions on residents regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location. *(Source: New Policy)*

LU-7.4 Neighborhood Involvement in Decision-Making

The City shall provide for the fair treatment and meaningful involvement in land use decisions and policies for all people regardless of income, gender, age, race, color, or national origin and shall evaluate and avoid, reduce, or mitigate disproportionate adverse health and safety impacts of land use decisions on disadvantaged communities. *(Source: New Policy)*

Protect Natural Resources within Areas Planned for Development

GOAL LU-8 [Add Goal Statement]

LU-8.1 Riparian Buffer Areas

Streams, riparian areas and wetlands are valuable resources and should be conserved in areas planned for development. Require project applicants located adjacent to stream corridors to include appropriate measures for natural creek channel and riparian vegetation preservation, creek bank stabilization, and erosion and sedimentation prevention. *(Source: New Policy)*

and relates to Conservation and Open Space Policies in Section 3.200 and Mitigation Measures 4.731 and 4.733)

LU-8.2 Not Net Loss of Wetlands Resulting from Development

To ensure that no net loss of wetlands result from development consistent with Conservation and Open Space Mitigation 4.135, the presence of potential wetlands in the vicinity of a proposed project shall be determined during the review process for discretionary projects and for ministerial building and grading permit applications, when the proposed building development activity involves new construction or expansion of existing structures or grading activities. Wetland delineation by a qualified professional shall be required when wetland characterization and limits cannot be easily determined based on available information or identified during a pre-site inspection. *(Source: New Policy)*

LU-8.3 Riparian Area Land Use Overlay

Apply an overlay to the Land Use Map identifying natural creeks, streams, and riparian areas within the City to be protected during development. Prohibit development within 30 feet from the top of bank on either side of the stream, subject to the following requirements:

- (a) A combining zone for stream and riparian areas shall also be established and applied to parcels adjacent to streams and subject to the Riparian Area Land Use Overlay that specifies protective criteria consistent with this policy.
- (b) Buffers may be reduced or eliminated where the City determines, in consultation with CDFW, that the reduction will not significantly affect the biological resources of the creek or stream within the property.
- (c) When the prescribed buffer prohibits development of the site for the primary use for which it is designated, measures shall be applied that allow development that results in the least environmentally damaging feasible project.
- (d) Road, bridge, and trail construction or replacement may be permitted that would not degrade fish and wildlife resources or water quality, and where vegetative clearing is kept to a minimum.
- (e) The removal of vegetation for disease control or public safety purposes may be approved, in consultation with CDFW. *(Source: New Policy)*

LU-8.4 Protect Oak Trees and Woodlands

Integrate important tree protections from the urban forest management plan into the Zoning Regulations and establish an oak tree and oak woodland retention and protection program for new development that emphasizes the avoidance, minimization, or mitigation of oak tree and oak woodlands removal. *(Source: New Policy)*

Other Land Use Considerations

GOAL LU-9 [Add Goal Statement]

LU-9.1 Military Operating Areas

Provide notification to the appropriate military departments for discretionary development projects that may have the potential to affect military special use airspace areas, as required by the California Government Code. *(Source: New Policy)*

LU-9.2 Emergency Evacuation

Prohibit subdivisions in neighborhoods having only one access or that are vulnerable to isolation if access roads are impacted, until alternative evacuation routes are established or where the Fire Marshal has determined that access and egress are adequate. *(Source: New Policy)*

LU-9.3 Streamlining Development Approval

Consider modifying the Zoning Regulations to modify or add additional permit types that can be approved by the Community Development Director to streamline the process for approving minor exceptions to development standards. *(Source: New Policy)*

LU-9.4 Planning Commission

Consider appointing and maintaining a Planning Commission to actively involve Willits residents in the City planning process, to relieve City Council members from the review of more mundane planning applications, and to streamline the process of planning approval. *(Source: New Policy)*

Land Use Designations

GOAL LU-10 [Add Goal Statement]

LU-10.1 Residential Land Use Designations

The following land use designations are applicable to land planned primarily for residential uses. Table XX lists the allowable uses, densities, and other standards that may be applied within each designation.

Residential-Suburban (R-S). This designation is intended to provide a transition from rural to urban areas where soils, topography, and site conditions are more appropriate for large lot residential uses.

Residential-low Density (R-L). This designation is for application in areas where City services are available or planned and single family residential is the dominant use.

Residential-Medium Density (R-M). This designation is used where all urban services are available and close to services, recreation, schools and employment and is suitable for mixed density residential uses allowing a variety of housing types.

LU-10.2 Mixed Use Land Use Designations

The following land use designations are applicable to land planned for a range of allowable uses, including commercial and residential. Table XX lists the allowable uses, densities, floor area ratios, and other standards that may be applied within each designation.

Main Street Mixed Use (DM-U). This designation is intended to be applied to Willits' core downtown area to stimulate the adaptive reuse of existing buildings and the development of new pedestrian-oriented, mixed-use buildings.

General Mixed Use (GM-U). This designation is intended to be applied to specific areas within neighborhood and commercial centers where the existing or planned transportation alternatives, utilities, and services allow for mixed-use development that encourages walking, biking, and transit use. Allowable uses include retail, administrative office, general commercial, and a variety of housing types.

LU-10.3 Commercial Land Use Designations

The following land use designations are applicable to land planned primarily for commercial uses. Table XX lists the allowable uses, densities (where

applicable), floor area ratios, and other standards that may be applied within each designation.

Commercial-General (C-G). This designation is intended to be applied to areas that may serve as central business districts, or address the needs of the travelers and visitors as a result of the location, access, site characteristics, or proximity to neighborhoods or travel routes.

LU-10.4 Industrial Land Use Designations

The following land use designations are applicable to land planned for industrial uses. Table XX lists the allowable uses, floor area ratios, and other standards that may be applied within each designation.

Industrial-General (M-G). This designation is for application to sites that are best suited for a variety of industrial operations because of access, location, availability of power, water, sewer services and transportation facilities, and where their operations will be compatible with adjacent uses. Allowable uses may include office; research and development; heavy commercial; shipping, storage, and warehousing; a range of compatible industrial and manufacturing uses; and general agriculture.

LU-10.5 Resource and Public Land Use Designations

The following land use designations are applicable to land planned for agricultural, open space, and public uses. Table XX lists the allowable uses, densities, floor area ratios, and other standards that may be applied within each designation.

Agricultural - General (A-G). This designation is for application to areas which are suitable for agricultural production because of historical use or future potential based on soil capability. Allowable uses include general agriculture, agriculture-related visitor serving activities, and rural residential uses that support agricultural operations.

Public Service (P-S). This designation is for application to public sites of schools, parks, civic centers, fairgrounds, airports, museums, libraries, auditoriums, utilities and infrastructure, corporation yards, hospitals, social service centers, and similar uses, and may be applied to investor-owned utility and quasi-public sites.

Open Space - Recreation (O-R). This designation is for unimproved land in its natural state which are to be conserved for open space and/or recreation purposes. Allowable uses include natural resource protection and restoration, outdoor recreation, and general agriculture.

LU-10.6 General Plan Land Use Map Overlay Designations

The following overlay land use designations are applicable, in addition to the primary land use designation, to ensure protection for important resources, including streamside and historic areas, and hazards, such as floodways and floodplains.

Conservation - Floodway (-FW). This General Plan overlay designation is intended for information purposes and is applied to waterways and primary drainage channels to indicate the need to protect channels for the free flow of storm waters and to indicate the presence of adjacent floodplains for the protection of persons and property.

Historical Resources (-H). This designation is applied, for information purposes, to historical resources within the community. The intent of the Historical Resources classification is to encourage the preservation and enhancement of unique historical resources in the City of Willits.

Riparian Areas (-R). The purpose of this designation is to identify important stream and riparian areas where reasonable buffers should be applied to indicate the need to protect, as part of development review, sensitive fish and wildlife habitats and to minimize the potential for erosion, runoff, and interference with surface water flows and that balance to the greatest extent feasible resource protection and property rights. *(Source: New Overlay)*

General Plan Maintenance

GOAL LU-11 [Add Goal Statement]

LU-11.1 Land Use Map

Maintain and implement the General Plan Land Use Map, which applies the approved Land Use Designations and specifies the allowed land uses by geographic location and the density of allowed uses within each designation to all land within the City of Willits. *(Source: New Policy)*

LU-11.2 Zoning Map and Regulations

Ensure that the Zoning Regulations are consistent with the policies of the General Plan and the Zoning Map is consistent with the General Plan Land Use Map. *(Source: New Policy)*

LU-11.3 Periodic General Plan Review

Periodically review and update the General Plan for consistency with state law and comprehensively review and update the General Plan or specific Element(s) to coincide with the state-mandated Housing Element periodic update cycle or every five years. *(Source: New Policy)*

LU-11.4 Web-Based Land Use Mapping

Consider developing and maintaining a web-based land use mapping system to display General Plan, Zoning, administrative, service, environmental resource, and hazard maps and to enable the public to more easily access vital land use and service information. *(Source: New Policy)*

Discussion Draft Land Use Element

Goals and Policies

Planning Area

GOAL LU-1 [Add Goal Statement]

LU-1.1 Planning Area

The Planning Area shown in Figure XX includes lands around the City where future land use changes could affect the City of Willits. Mapping showing the planning area boundary shall be provided by the City to Mendocino County and the Local Agency Formation Commission (LAFCo) with a request that all land use and development applications received by the County and LAFCo be referred to the City for review and comment. Encourage the County to implement measures to protect the watersheds and groundwater recharge areas within the Planning Area. (Source: New Policy)

LU-1.2 Sphere of Influence

The Sphere of Influence (SOI) shown in Figure XX represents the potential boundaries of the City and its service areas, defines land eligible for annexation to the City in the future, and includes adequate land to accommodate potential future growth. Annexations to the City may only be approved when such lands are within the LAFCo approved SOI and the annexation is consistent with the goals and policies of this plan. (Source: New Policy)

LU-1.3 Areas of Interest

The Area of Interest shown in Figure XX includes areas beyond the City’s SOI that are important to the City and contain characteristics such as entrances to the City along important travel routes, areas where highway related commercial development could impact business vitality within the City, or areas where the City of Willits provides out of area water or wastewater services. Existing land use and future development within Areas of Interest could have a direct impact on health, safety, and welfare of City residents and the City shall request that responsible agencies, including Mendocino County, the Mendocino Local Agency Formation Commission, and Caltrans give special consideration to the recommendations and comments of the City of Willits. (Source: New Policy)

LU-1.4 Disadvantaged Unincorporated Communities

Disadvantaged Unincorporated Communities (DUCs) within the City's SOI are shown in Figure XX. Consider DUCs during infrastructure and services planning and, as appropriate, ensure that identified DUCs are included in annexation proposals. (Source: New Policy)

Planning for Growth

GOAL LU-2 [Add Goal Statement]

LU-2.1 Planned Growth

Plan for and accommodate a range of potential ~~Facilitate local growth rates in accordance with Scenario 1, identified in Section 2.322 of the Technical Appendices (Volume 2).~~ This scenario calls for an ultimate build-out population of approximately 7,500 residents that may occur during the General Plan planning period. (Source: Existing Policy 1.210, modified)

LU-2.2 Infill Development

~~Give priority consideration to~~ Land within areas of the City served by utilities, transportation infrastructure, and municipal services represent the best opportunity to support affordable housing and employment development, and to reduce greenhouse emissions. Encourage incremental ~~infill~~ development of vacant and underutilized ~~infill areas~~ land that is appropriately scaled and enhances existing neighborhoods within the City limits. (Source: Existing Policy 1.230, modified)

LU-2.3 Land Use Changes

~~In reviewing~~ During the consideration of proposals for changes in land use, priority shall be given to projects which ~~that would~~ result in the greatest public benefit, which may include opportunities for ~~creation of employment-growth opportunities,~~ providing for the community's housing needs, or addressing unmet needs for parks and recreation facilities. (Source: Existing Policy 1.260, modified)

LU-2.4 Annexations

Monitor the supply of land within the City that is planned for residential, commercial, industrial, and public service uses and, as appropriate, ~~Consider~~ encourage annexations of land adjacent to the City that promote orderly development in a manner consistent with the General Plan and contribute to the City's fiscal stability, and that create a logical City boundary; result in the

efficient use of City services and utilities; and support a transportation network that minimizes vehicle trips by promoting walking, bicycling, and transit. annexations which are consistent with the extension of public services and facilities and other City policies and plans. Possible future annexation sites are shown on Exhibit 3-2 of the Technical Appendices (Volume 2). (Source: Existing Policy 1.240, modified)

1.270—Until such time as the community reaches a balance of jobs and housing, commercial and industrial development shall be regarded as a higher priority objective than residential development. [Deleting this appears to be appropriate. According to the City of Willits Housing Element “The jobs-housing ratio was 1.0 (2,087 jobs/2,091 total housing units), indicating that there is a strong jobs-housing balance in Willits.” In addition, 1.260, Land Use Changes, appears to fully address this policy area.] (Recommended to be deleted)

Willits Character, Vitality, and Sustainability

GOAL LU-3 [Add Goal Statement]

LU-3.1 **City Gateways and Corridors**

Highway 101, State Route 20, and County streets serve as important gateways and welcome travelers to the City and its downtown. Designate, Gateways to Willits Gateways shall be designated and identified by construct, and maintain well-designed and landscaped City Gateways as identified in the Willits Main Street Corridor Enhancement Plan to enhance entrances to enhance access corridors into the downtown area. The City should partner with Caltrans and the County and the residents of the gateway neighborhoods to establish attractive and welcoming entries to the City that encourage visitors to Willits, support the neighborhoods in which they are located, and can be efficiently and practically maintained. (Source: Existing Policy 1.250, modified)

LU-3.2 **Mixed Use Areas**

Encourage development that creates vibrant and walkable areas, reduces greenhouse gas emissions, and promotes economic development within downtown and neighborhood areas by implementing mixed use land use designations. (Source: New Policy)

LU-3.3 **Main Street Mixed Use**

Apply the Main Street Mixed Use Land Use Designation to an area including property that fronts along Main Street between Commercial Street and Oak

Street that allows for a range of commercial, office and residential uses; enables the flexible use of existing commercial structures by reducing or eliminating on-site parking requirements; encourages building, sidewalk, plaza area, and street designs to slow traffic to provide a comfortable atmosphere for walking, biking, outdoor seating and gathering, and that provides for ongoing process for parking monitoring and management to balance the interests of all users. (Source: New Policy)

LU-3.4 General Mixed Use

Establish a General Mixed Use Land Use Designation that can be applied to specific areas and that provides for a range of commercial, office and residential uses; enables the flexible use of existing structures, reduces restrictive lot standards such as building height and parking mandates; and ensures compatibility with adjacent land uses, particularly residential uses, through site, landscape, and building design features. (Source: New Policy)

LU-3.5 Promote a Healthy Community

Ensure that all residents have access to spaces, events, and programs that support physical activity, and encourage businesses and service providers to create a healthy food system, including local organic food production and community gardens, that supports all residents. (Source: New Policy)

LU-3.6 Consider Public Health in Land Use

When reviewing proposals for changes in land use and development, public health, welfare, and safety must be considered. (Source: New Policy)

LU-3.7 Farmers Market

Support the expansion of the Willits Farmers Market and facilitate its location at Bud Snider Park or other appropriate locations. (Source: New Policy)

LU-3.8 Energy Conservation and Reduction

Encourage the installation of renewable energy systems and community-wide reductions in energy consumption. (Source: New Policy)

LU-3.9 Plan for Climate Change

Plan for the public health implications of climate change, including potential disease and temperature effects, and work with state and county public health agencies to identify necessary programs to reduce potential impacts and develop and implement programs to achieve City-wide reductions in greenhouse gas emissions. (Source: New Policy)

LU-3.10 Greenhouse Gas Emission Reductions

Evaluate new larger-scale residential, commercial, and industrial projects for compliance with state regulations and require feasible mitigation measures to minimize greenhouse gas emissions. (Source: New Policy)

LU-3.11 Parks and Recreation

Consistent with the Public Services and Facilities, Parks and Recreation Element, equitably expand opportunities for parks and recreational facilities throughout Willits and support the role of the City of Willits as a regional parks provider by evaluating the feasibility of establishing a recreation and parks district that extends beyond City boundaries. (Source: New Policy)

Main Street

GOAL LU-4 [Add Goal Statement]

LU-4.1 City of Willits Main Street

The traditional City of Willits downtown and Main Street is located between Commercial and Oak Street and is critical to the ongoing vitality of the City of Willits as a place for employment, goods and services, gathering, and community events. (Source: New Policy)

LU-4.2 Adaptive Reuse of Commercial Structures

Enable the adaptive reuse and revitalization of existing commercial structures on Main Street by establishing flexible and appropriate lot standards, including reducing or eliminating on-site parking requirements. (Source: New Policy)

LU-4.3 Downtown Gathering and Street Activities

Identify appropriate sites for downtown plaza areas and gathering spaces that enable street fairs and other outdoor activities within downtown and consider encouraging seasonal markets and festivals to locate in a central downtown area or on a side street, and implement a feasible program to establish such areas. (Source: New Policy)

LU-4.4 Slowing Traffic

Modify Main Street design to slow traffic to provide a comfortable atmosphere for outdoor seating and gathering, walking, and biking, while considering the needs for parking. (Source: New Policy)

LU-4.5 Main Street Shop Fronts

Protect and enhance the commercial frontages along Main Street between Commercial Street and Oak Street and encourage mixed-uses where commercial uses are typically located at street level and that create a comfortable environment for shopping, gathering, and walking. (Source: New Policy)

South Main Street

GOAL LU-5 [Add Goal Statement]

LU-5.1 South Main Street

South Main Street is defined as the area between Walnut Street and Muir Mill Road and serves as the southern gateway to the City, contains important businesses and residential areas and represents substantial infill development potential. (Source: New Policy)

LU-5.2 Focused South Main Street Planning

Consider conducting focused planning for the South Main Street area, in partnership with Caltrans and other appropriate organizations, to identify programs to facilitate ongoing commercial vitality and as a means of implementing Land Use Element policy specific to this area. (Source: New Policy)

LU-5.3 Pedestrian Frontages

Modify lot standards and parking requirements to encourage the development of street-facing, shop front, buildings along South Main Street. Standards should enable new development and the expansion or redevelopment of existing commercial structures that results in an attractive streetscape and creates an environment that encourages shopping, gathering, walking, and biking. (Source: New Policy)

LU-5.4 South Main Street Streetscape Improvements

Encourage Caltrans to integrate street design to enhance and beautify streetscapes to slow traffic in order to provide a safer, and more enjoyable atmosphere for shopping, walking, biking, outdoor seating and gathering. (Source: New Policy)

Land Use Compatibility and Flexibility

GOAL LU-6 [Add Goal Statement]

LU-6.1 Limit Incompatible and Conflicting Uses

Minimize potential land use conflicts by defining compatible groups of activities, assigning appropriate land use designations and requiring implementing appropriate development standards and buffers through modifications to the Zoning Regulations to offset limit adverse project impacts from future development on surrounding properties. (Source: Existing Policy 1.220, modified)

LU-6.2 Compatible Development

On lands designated for industrial or commercial uses, buildings and accessory structures should be sited and designed and located in a manner which will not to limit potential conflicts with intrude upon adjacent land uses. (Source: Existing Policy 1.280, modified)

LU-6.3 Protect Long-Standing Compatible Uses in Older Neighborhoods

In order to minimize the number of non-conforming uses and to protect the ability of owners of integral long-standing uses in older neighborhoods to finance improvements or the sale of property using commercial financing, apply appropriate Land Use Designations and Zoning Classifications and provide additional flexibility to the range of allowable uses. (Source: New Policy)

LU-6.4 Interim Agricultural Uses

Encourage agricultural activities on lands designated for industrial use as well as other large vacant properties until such time as the lands are utilized for their intended industrial purposes. (Source: Existing Policy 1.290, modified)

LU-6.5 Workforce Housing Development

Facilitate new “Missing Middle Housing” construction, defined as a mix of housing types including duplexes, triplexes, and fourplexes, in a manner consistent with Senate Bill 9 within areas appropriately zoned for single family residential uses and located within an Urban Cluster as defined by the U.S. Census. (Source: New Policy)

LU-6.6 Off-Street Parking

Implement a parking management program that provides greater flexibility in meeting off-street parking requirements, including reducing or eliminating such mandates, to lessen regulatory barriers to the reuse and revitalization of downtown or commercial and other infill areas. (Source: New Policy)

LU-6.7 Commercial Zoning Flexibility

Provide greater flexibility in the range of permitted and conditionally permitted uses in commercial areas and allow residences on upper floors and behind shop fronts. (Source: New Policy)

LU-6.8 Support Home-Based Businesses

Review and update standards for home-based businesses, or home occupations to allow greater flexibility where such uses are compatible. Allow home-based businesses as principally permitted uses where all performance standards specified in the Zoning Regulations are met and a business license is secured. Allow for an increase in the scale and range of allowable home-based business types in residential zones where potential nuisances are addressed through the permit approval process. (Source: New Policy)

Coordinate with Local Communities

GOAL LU-7 [Add Goal Statement]

LU-7.1 Sherwood Valley Rancheria

The Sherwood Valley Band of Pomo Indians is a valuable partner and important neighbor to the City of Willits. Regularly coordinate with representatives of the Sherwood Valley Rancheria on land use, municipal, infrastructure, and services planning and seek partnerships, where appropriate, to achieve mutually beneficial outcomes on projects that promote the welfare of the City and the Sherwood Valley Rancheria. (Source: New Policy)

LU-7.2 Tribal Consultation

Coordinate with local Native American tribes in City land use and service planning and ensure that consultation occurs during discretionary project review for the identification, protection and mitigation of adverse impacts to significant cultural resources. (Source: New Policy)

LU-7.3 Environmental Justice

Consider environmental justice issues as they are related to potential health impacts associated with land use decisions on residents regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location. (Source: New Policy)

LU-7.4 Neighborhood Involvement in Decision-Making

The City shall provide for the fair treatment and meaningful involvement in land use decisions and policies for all people regardless of income, gender, age, race, color, or national origin and shall evaluate and avoid, reduce, or mitigate disproportionate adverse health and safety impacts of land use decisions on disadvantaged communities. (Source: New Policy)

Protect Natural Resources within Areas Planned for Development

GOAL LU-8 [Add Goal Statement]

LU-8.1 Riparian Buffer Areas

Streams, riparian areas and wetlands are valuable resources and should be conserved in areas planned for development. Require project applicants located adjacent to stream corridors to include appropriate measures for natural creek channel and riparian vegetation preservation, creek bank stabilization, and erosion and sedimentation prevention. (Source: New Policy and relates to Conservation and Open Space Policies in Section 3.200 and Mitigation Measures 4.731 and 4.733.)

LU-8.2 Not Net Loss of Wetlands Resulting from Development

To ensure that no net loss of wetlands result from development consistent with Conservation and Open Space Mitigation 4.135, the presence of potential wetlands in the vicinity of a proposed project shall be determined during the review process for discretionary projects and for ministerial building and grading permit applications, when the proposed building development activity involves new construction or expansion of existing structures or grading activities. Wetland delineation by a qualified professional shall be required when wetland characterization and limits cannot be easily determined based on available information or identified during a pre-site inspection. (Source: New Policy)

LU-8.3 Riparian Area Land Use Overlay

Apply an overlay to the Land Use Map identifying natural creeks, streams, and riparian areas within the City to be protected during development. Prohibit development within 30 feet from the top of bank on either side of the stream, subject to the following requirements:

- (a) A combining zone for stream and riparian areas shall also be established and applied to parcels adjacent to streams and subject to the Riparian Area Land Use Overlay that specifies protective criteria consistent with this policy.
- (b) Buffers may be reduced or eliminated where the City determines, in consultation with CDFW, that the reduction will not significantly affect the biological resources of the creek or stream within the property.
- (c) When the prescribed buffer prohibits development of the site for the primary use for which it is designated, measures shall be applied that allow development that results in the least environmentally damaging feasible project.
- (d) Road, bridge, and trail construction or replacement may be permitted that would not degrade fish and wildlife resources or water quality, and where vegetative clearing is kept to a minimum.
- (e) The removal of vegetation for disease control or public safety purposes may be approved, in consultation with CDFW. (Source: New Policy)

LU-8.4 Protect Oak Trees and Woodlands

Integrate important tree protections from the urban forest management plan into the Zoning Regulations and establish an oak tree and oak woodland retention and protection program for new development that emphasizes the avoidance, minimization, or mitigation of oak tree and oak woodlands removal. (Source: New Policy)

Other Land Use Considerations

GOAL LU-9 [Add Goal Statement]

LU-9.1 Military Operating Areas

Provide notification to the appropriate military departments for discretionary development projects that may have the potential to affect military special use airspace areas, as required by the California Government Code. (Source: New Policy)

LU-9.2 Emergency Evacuation

Prohibit subdivisions in neighborhoods having only one access or that are vulnerable to isolation if access roads are impacted, until alternative evacuation routes are established or where the Fire Marshal has determined that access and egress are adequate. (Source: New Policy)

LU-9.3 Streamlining Development Approval

Consider modifying the Zoning Regulations to modify or add additional permit types that can be approved by the Community Development Director to streamline the process for approving minor exceptions to development standards. (Source: New Policy)

LU-9.4 Planning Commission

Consider appointing and maintaining a Planning Commission to actively involve Willits residents in the City planning process, to relieve City Council members from the review of more mundane planning applications, and to streamline the process of planning approval. (Source: New Policy)

Land Use Designations

GOAL LU-10 [Add Goal Statement]

LU-10.1 Residential Land Use Designations

The following land use designations are applicable to land planned primarily for residential uses. Table XX lists the allowable uses, densities, and other standards that may be applied within each designation.

Residential-Suburban (R-S). This classification designation is intended to provide a transition from for application to suburban or rural to urban areas in which existing or desirable future parcel sizes, where soils, topography, and site conditions and surrounding uses indicate single family developments on sites of 20,000 square feet or larger are appropriate with are more appropriate for large lot residential uses. Consistent zoning may permit limited livestock raising, agriculture, and recreational uses subject to permit controls.

Residential-low Density (R-L). This classification designation is for application to extensive in areas in and around the City in which the dominant use is, or is proposed to be, where City services are available or planned and single family residential, where access and lot patterns

are suitable for such use, and where urban services including water and sewer systems are installed or available. is the dominant use.

Residential-Medium Density (R-M). This classification designation is for application to limited used where all urban services are available and close to services, recreation, schools and employment areas of and is suitable for mixed density residential uses allowing a variety of housing types.

LU-10.2 Mixed Use Land Use Designations

The following land use designations are applicable to land planned for a range of allowable uses, including commercial and residential. Table XX lists the allowable uses, densities, floor area ratios, and other standards that may be applied within each designation.

Main Street Mixed Use (DM-U). This designation is intended to be applied to Willits' core downtown area to stimulate the adaptive reuse of existing buildings and the development of new pedestrian-oriented, mixed-use buildings.

General Mixed Use (GM-U). This designation is intended to be applied to specific areas within neighborhood and commercial centers where the existing or planned transportation alternatives, utilities, and services allow for mixed-use development that encourages walking, biking, and transit use. Allowable uses include retail, administrative office, general commercial, and a variety of housing types.

LU-10.3 Commercial Land Use Designations

The following land use designations are applicable to land planned primarily for commercial uses. Table XX lists the allowable uses, densities (where applicable), floor area ratios, and other standards that may be applied within each designation.

Commercial-General (C-G). This classification designation is intended to be applied to for areas which are used for administrative office, general commercial, and heavy commercial purposes, or which are proposed for such use in the future that because of location, access, need, and service potential. Such areas may be for local neighborhood service, for serve as central business districts purposes, or address for the needs of the travelers and visitors as a result of the location, access, site characteristics, or proximity to neighborhoods or travel routes highway traffic services.

LU-10.4 Industrial Land Use Designations

The following land use designations are applicable to land planned for industrial uses. Table XX lists the allowable uses, floor area ratios, and other standards that may be applied within each designation.

Industrial-General (M-G). This classification designation is for application to land areas which sites that are best suited for a variety of industrial operations because of access, location, availability of power, water, sewer services and transportation facilities, and where their operations will be compatible with adjacent uses. Zoning regulations must be applied in relation to the particular operations to ensure freedom of operation without detrimental impact upon adjacent uses. Allowable uses may include office; research and development; heavy commercial; shipping, storage, and warehousing; a range of compatible industrial and manufacturing uses; and general agriculture.

LU-10.5 Resource and Public Land Use Designations

The following land use designations are applicable to land planned for agricultural, open space, and public uses. Table XX lists the allowable uses, densities, floor area ratios, and other standards that may be applied within each designation.

Agricultural - General (A-G). This classification designation is for application to areas which are suitable for agricultural production because of historical use or future potential based on soil capability. Allowable uses include general agriculture, agriculture-related visitor serving activities, and rural residential uses that support agricultural operations.

Public Service (P-S). This classification designation is for application to public sites of schools, parks, civic centers, fairgrounds, airports, museums, libraries, auditoriums, utilities and infrastructure, corporation yards, hospitals, social service centers, and similar uses, and may be applied to investor-owned utility and quasi-public and public utility sites.

Open Space - Recreation (O-R). This classification designation is for unimproved land in its natural state application to sites which are to be conserved used primarily for open space and/or recreation purposes. Allowable uses include natural resource protection and restoration, outdoor recreation, and general agriculture.

LU-10.6 General Plan Land Use Map Overlay Designations

The following overlay land use designations are applicable, in addition to the primary land use designation, to ensure protection for important resources, including streamside and historic areas, and hazards, such as floodways and floodplains.

Conservation - Floodway (-FW). This classification General Plan overlay designation is intended for information purposes and is applied for application to waterways and primary drainage channels to indicate the need to protect channels for the free flow of storm waters and to regulate the use of land in indicate the presence of adjacent floodplains for the protection of persons and property. Lands designated FW are shown on Exhibit 9-1. For information purposes, they are also shown on the General Plan display map.

Historical Resources (-H). This classification designation is for appliedication, for information purposes, to historical resources within the community. The intent of the Historical Resources classification is to encourage the preservation and enhancement of unique historical resources in the City of Willits. Lands, designated are shown on Exhibit 10-1. For information purposes, they are also shown on the General Plan display map.

Riparian Areas (-R). The purpose of this designation is to identify important stream and riparian areas where reasonable buffers should be applied to indicate the need to protect, as part of development review, sensitive fish and wildlife habitats and to minimize the potential for erosion, runoff, and interference with surface water flows and that balance to the greatest extent feasible resource protection and property rights. (Source: New Overlay)

General Plan Maintenance

GOAL LU-11 [Add Goal Statement]

LU-11.1 Land Use Map

Maintain and implement the General Plan Land Use Map, which applies the approved Land Use Designations and specifies the allowed land uses by geographic location and the density of allowed uses within each designation to all land within the City of Willits. (Source: New Policy)

LU-11.2 Zoning Map and Regulations

Ensure that the Zoning Regulations are consistent with the policies of the General Plan and the Zoning Map is consistent with the General Plan Land Use Map. (Source: New Policy)

LU-11.3 Periodic General Plan Review

Periodically review and update the General Plan for consistency with state law and comprehensively review and update the General Plan or specific Element(s) to coincide with the state-mandated Housing Element periodic update cycle or every five years. (Source: New Policy)

LU-11.4 Web-Based Land Use Mapping

Consider developing and maintaining a web-based land use mapping system to display General Plan, Zoning, administrative, service, environmental resource, and hazard maps and to enable the public to more easily access vital land use and service information. (Source: New Policy)



May 19, 2023

Dear City of Willits Mayor, Councilmembers, and Community Development Department Staff,

NorCal 4 Health is honored to take part in public comments for the Safety and Land Use Element update. We applaud the work of the staff, consultants, and Council in updating these important visioning documents and are here to support as we can.

A city is responsible for protecting the public health, safety, and welfare of its citizens, and has the ability to do so through the implementation of land use plans, policies, and programs to meet the needs of its communities. The built environment and land use decisions play an important role in shaping the pattern of community development and in either promoting or discouraging good health for its citizens.

NorCal 4 Health's main concern in our region is access to healthy options and opportunities for all. Understanding that 80%-90% of health outcomes are a result of conditions in the community,¹ our project supports communities working on these conditions through their planning documents and helpful policies. Some communities choose to include a specific health element or weave a health focus into all the elements in their plans.

In 2021-22, NorCal 4 Health conducted a public opinion survey of Mendocino County residents, of which we received 171 responses. We found a few things of note to share:

- Eighty-six percent (86%) of respondents agreed or strongly agreed that their city/town should take steps to make sure everyone has an equal opportunity to live a healthy life.²
- Over 70% of respondents had to take an action at an outdoor event or park in Mendocino County in response to secondhand smoke. Actions included moving from a location, leaving an event early, asking someone to stop smoking, and/or asking staff to intervene.³
- Seventy-five percent (75%) of respondents living in multi-unit housing were exposed to secondhand smoke on a regular basis.
- Thirty-four percent (34%) of respondents living in multi-unit housing have a health condition affected or made worse by secondhand smoke.⁴

¹ U.S. Department of Health and Human Services. (2021). Community health and economic prosperity: Engaging businesses as stewards and stakeholders—A report of the Surgeon General. Atlanta, GA: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, Office of the Associate Director for Policy and Strategy.

² NorCal 4 Health, a California Health Collaborative project. 2022. Public Opinion Poll, June-December 2021. Mendocino County, CA.

³ Ibid.

⁴ Ibid.

It is well established there is no safe level of secondhand smoke.⁵ We also know that our urban visitors have come to expect smoke-free outdoor spaces. As well, businesses looking to locate in a community seek a healthy workforce, and that healthy workforce looks for a community that provides opportunities for healthy living.

Additionally, in 2019, 34% of Willits 9th graders and 42% of Willits 11th graders tried vaping devices that included nicotine and other dangerous substances.⁶ The land use element has the capacity to address this issue through its policy objectives and implementation measures. Retailer locations close to schools and other youth-friendly and oriented locations can be a particular risk, as environmental cues and visibility of commercial tobacco increases likelihood for initiation – and many young people from vulnerable populations attend schools within 1000 feet of a tobacco retailer.⁷ Current smoking rates are higher in schools in neighborhoods with the highest density of tobacco retailers than in neighborhoods without any tobacco retailers; this density of retail cigarette advertising indicated a similar association of higher smoking prevalence.⁸ In California, nearly 8500 tobacco retailers fall within this 1000-foot zone around a school,⁹ and research shows that, intuitively, less-dense and less-proximate tobacco retailer locations reduce tobacco use among youth and adults.¹⁰ Instead of allowing tobacco retailers to exist in these zones, local governments and policymakers can choose to deny the furtherance of inequity by making existing permits within these zones ineligible for renewal and denying new applicants permits if within that geographical region.

It is also of note that with the recent enactment of SB 793, banning the sale and inventory possession of flavored tobacco products, many commercial tobacco products are set to be discarded, as legally they can no longer be sold or stored by commercial tobacco retailers. The safety element has the capacity to address this issue through its policy objectives and implementation measures. Tobacco products contain materials that are hazardous, such as nicotine, batteries, and other toxic chemicals and metals. When these products are destined to be discarded, they become subject to federal and state regulation under hazardous waste management laws. Cities will need to address how these products are disposed of safely in their communities and educate retailers and residents as to their hazardous waste designation, and how to properly dispose of these items and can do so through its planning documents.

We know that Willits' residents envision a healthy community and vibrant economy. which involves protecting residents, especially youth and young adults, from exposure and initiation to harmful nicotine and tobacco products. What our project has come to learn is that these are

⁵ CDCTobaccoFree. (2022, August 22). *Health effects of secondhand smoke*. Centers for Disease Control and Prevention.

⁶ Willits Unified School District. California Healthy Kids Survey, 2018-19: Main Report. San Francisco: WestEd Health and Justice Program for the California Department of Education

⁷ [Stores Near Schools – Counter Tobacco](#)

⁸ Lisa Henriksen, Ellen C. Feighery, Nina C. Schleicher, David W. Cowling, Randolph S. Kline, & Stephen P Fortmann, *Is Adolescent smoking related to the density and proximity of tobacco outlets and retail cigarette advertising near schools?* Preventive Medicine 47, 210-214, 210 (April 29, 2008).

⁹ [Stanford CTHAT](#)

¹⁰ [Associations of tobacco retailer density and proximity with adult tobacco use behaviours and health outcomes: a meta-analysis \(bmj.com\)](#)

things that can be addressed at the community planning and policy level. Addressing tobacco and alcohol retailer proximity to residential and youth-oriented areas in addition to implementing measures and guidance for businesses and residents to properly dispose of hazardous waste support the goal of creating a healthy community. A strong and healthy community is an attractive feature to not only families, but also businesses and tourists.

Below we have offered some opportunities to strengthen and expand what is already included in the Safety and Land Use Elements. We hope they are taken in the light they are intended--to elevate community awareness and intentions for a healthy community and benefit the long-term health and prosperity of Willits residents and visitors.

Respectfully submitted,

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| GP Table of Contents Chapter | Section | Page | Comments | Language Suggestions / Opportunities (noted in red text) |
|------------------------------|-------------|------|---|--|
| Safety Element | Goals S-6.1 | 28 | <p>The City of Willits could consider incorporating goals to address hazardous materials and wastes that are related to electric cigarette waste and their component parts, and cigarette butts. Nicotine and Nicotine Salts are considered an acute hazardous waste under the Resources Conservation and Recovery Act (RCRA). The EPA has nicotine and salts listed as an "acute hazardous waste." California is authorized by the Environmental Protection Agency (EPA) to enforce RCRA and its regulations.</p> <p>E-cigarettes typically contain an e-liquid that is a harsh chemical, and as stated above, considered a hazardous waste. It cannot be disposed of in the home of the consumer down the drain. There is currently no safe procedure established for consumers to dispose of these products.¹</p> | <p>The City will create and implement a plan to address tobacco product waste, specifically taking into consideration hazardous waste generated by electronic cigarettes as defined in Calif. Revenue and Taxation Code § 30121.</p> |

¹ World Health Organization. Tobacco and its Environmental Impact: An Overview. 2017. California Coastal Commission. Statewide Results for Cleanups from 1988 to 2020 [dataset]. 2020. <https://www.coastal.ca.gov/publiced/ccd/stats/data.xlsx>.

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| | | <p>E-cigarettes can also be known to use lithium-ion batteries, chargers and atomizers. These items contain nonrenewable metals and chemicals that are toxic to landfills, so they need to be recycled as e-waste. Nicotine is a P-listed waste as it can cause death or permanent injury/illness even in small quantities. Electronic cigarettes, vapes, e-hookahs, and any other tobacco products and accessories that contain nicotine e-liquid are acute hazardous waste when they are discarded or intended to be discarded. This is the case regardless of whether the products are spent or if they are unused in their original packaging.</p> <p>The City could consider coming up with a plan that applies to all facilities receiving these products so that there is a uniform plan of action to address how these materials are received and disposed of properly.</p> <p>This plan should be communicated to any programs that are working to confiscate and dispose of e-cigarette materials (e.g. schools).</p> | |
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| | | | <p>While cigarette butts are not currently regulated as a hazardous waste, but are instead regulated as municipal solid waste, which is subject to regulation by CalRecycle, their content is extremely harmful to humans, animals, and conservation efforts for water and land. These items leach toxic chemicals and microplastics. The City could consider developing a waste program to address waste as the harmful effects are long-reaching and long-lasting.</p> | |
| | S-6.2 | 28 | <p>It is well known that having industrial facilities, even those zoned as light industrial facilities, near residential areas can be harmful to the development and health of people who live near those facilities. Please click here to review a study regarding the increase of colorectal cancer due to proximity to industrial areas.</p> <p>While cities need to be able to have zoned areas for industrial spaces to process hazardous waste materials, it is important to review current and future land designations for facilities so that buffer zones are created to help protect</p> | <p>Prohibit the construction and development of new facilities and retire use permits for existing facilities known to use, store, transport, process, or dispose of hazardous materials or wastes near residential areas, youth-oriented areas, and public-serving facilities, unless effectively mitigated.</p> |

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| | | | <p>the health of all residents in Willits and reduce their exposure to these facilities.</p> <p>If the City of Willits has a requirement by the State of California to include an Environmental Justice Element, the future placement of these facilities while being mindful of who could be exposed to these facilities by their placement will need careful consideration.</p> <p>Furthermore, the City could also consider establishing effective mitigation techniques with the consultation of health professionals and environmental justice advocates.</p> | |
| | S-6.4 | 28 | <p>The City could consider establishing a one-page FAQ sheet that residents can place in as easily viewed location within their home. The FAQ can set forth the various types of tobacco products and their components (e.g., nicotine e-liquid containers, lithium batteries, cigarette butts, electronic components of e-cigarettes) and how to properly dispose of them.</p> | <p>Promote public awareness of common household hazardous materials and wastes, including tobacco product waste, and their proper means of disposal.</p> |
| | Program 5: Integrate Safety | 35 | <p>The City could consider including an additional hazard map layer identifying tobacco/electronic vapor product</p> | |

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| | Element Issues into the Development Application Process | | retailers. This layer helps take into consideration accumulated tobacco product waste since the enactment of SB 793's prohibition of flavor products and the impact these hazardous materials may have on the surrounding geographic location should a flood, fire, or seismic hazard occur. | |
| | Program 5: Integrate Safety Element Issues into the Development Application Process | 35 | <p>E-cigarettes can be known to use lithium-ion batteries, chargers and atomizers, which contain nonrenewable metals and chemicals that are toxic to landfills, so they need to be recycled as e-waste. Nicotine is a P-listed waste as it can cause death or permanent injury/illness even in small quantities. Electronic cigarettes, vapes, e-hookahs, and any other tobacco products and accessories that contain nicotine e-liquid are acute hazardous waste, whether the products are spent or if they are unused in their original packaging, when they are discarded or intended to be discarded.</p> <p>The City could consider requiring development applications, which involve the storage and/or sale of commercial tobacco products and electronic</p> | Require that project applicants submit information on the commercial tobacco products and electronic cigarettes they will sell and/or store and the estimated concentration of these hazardous materials. |

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| | | | cigarettes, to provide the estimated concentration of hazardous materials (e.g. volume of e-liquid, number of lithium-ion batteries, chargers and atomizers) they intend to sell or store. | |
| Land Use Element | 1.2 | 11 (I-1) | <p>Government Code Section 65302(a) describes the primary function of the General Plan's Land Use Element is to lay out a pattern for a city or county's future development.</p> <p>California's Office of Planning and Research provides that the Land Use element "[W]ill reflect the community's vision; promote thoughtful, equitable, and accessible distribution of different land uses, including residential, commercial, industrial, agricultural and open space; and align well with other general plan elements."</p> <p>The City could consider adopting an additional provision that when reviewing land use conflicts and proposals for changes in land use and development, that consideration for public health, welfare, and safety must be taken into consideration.</p> | Proposed Land Use Policy Language: When reviewing land use conflicts, proposals for changes in land use, and proposals in land development, consideration for public health, welfare, and safety must be taken into consideration. |

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| | | | <p>Zoning and land use designation has an immense impact on public health and the promotion of healthier communities. For instance, proximity and exposure of residents to alcohol and commercial tobacco retailers is associated with higher rates of use by youth and adults of alcohol and commercial tobacco.</p> <p>By incorporating this requirement, the City has to consider, when granting permits to certain industrial or commercial entities, the health impacts to certain areas if these entities are granted use permits in areas that are in close proximity to lands designated for residential use or youth-oriented spaces (e.g. schools, playgrounds, etc.).</p> | |
| Land Use Element | 1.3 | 12 (I-1) | Proposed Land Use Implementation Measure #1 as related to the new proposed Land Use Policy Language above: | Land Use Implementation Measure #1: Revise zoning ordinance and establish zoning code provisions limiting the location of retailers selling alcohol and tobacco to a minimum of 1000 feet from schools, youth-oriented facilities, and residential zones. |

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| | | | | Zoning Ordinance Proposed Language: No new or renewed permit will be granted to any person for an alcohol or commercial tobacco retail establishment location that is within 1000 feet of a youth-oriented facility, as measured by the shortest line from the property line of the space to be occupied by applicant for a license to the nearest property line of a youth-oriented facility. |
| | | | Proposed Land Use Implementation Measure #2 as related to the new proposed Land Use Policy Language above: | Land Use Implementation Measure #2: To improve the infrastructure of our community through land use designation in order to maximize opportunities for all residents of Willits to make healthful choices. |

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| | | Proposed sub-implementation measure under Implementation Measure #2 | To the maximum extent feasible, the City shall strive through its land use decisions to promote community health for all neighborhoods, with particular attention to those that have been identified as lacking in amenities such as transit, clean air, grocery stores, bike lanes, parks, and other components of a healthy community. |
| | | Proposed sub-implementation measure under Implementation Measure #2 | Encourage patterns of development, such as sidewalks and walking and biking paths, that promote physical activity and discourage automobile dependency. |
| | | Proposed sub-implementation measure under Implementation Measure #2 | Identify previously overlooked opportunities for the City to integrate public health concerns into its land use planning and decision-making. |

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| | | | Proposed sub-implementation measure under Implementation Measure #2 | Planning [and Public Health] staff will conduct meetings, workshops, or public hearings to solicit input from interested and affected individuals and organizations on opportunities and recommendations for integrating public health concerns into local land use planning. |
| | | | Proposed sub-implementation measure under Implementation Measure #2 | City staff shall report back to the City Council every two years with recommendations on ways that the City may amend the Land Use Element to address the above-stated public health concerns. |