



AGENDA SUMMARY REPORT

To: Honorable Mayor and Council Members

From: Dusty Duley - Community Development Director

Agenda Title: PUBLIC HEARING – DISCUSSION AND POSSIBLE ACTION APPROVING A RESOLUTION TO CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT AND ADOPT THE MITIGATION AND MONITORING AND REPORTING PROGRAM FOR THE CITY OF WILLITS GENERAL PLAN LAND USE ELEMENT UPDATE AND APPROVE SAID PROJECT.

Type: Presentation Consent Regular Agenda Public Hearing Urgent Time: 30 minutes.

Summary of Request: Receive a presentation from staff and project consultants, Planwest Partners, conduct a public hearing, and consider adoption of the City of Willits General Plan Land Use Element Update and certification of the Final Environmental Impact Report (SCH #2023030321). Staff identified several new Land Use Element Policies and Implementation Measures that are recommended to be added to the Land Use Element Update as well as revisions to the Land Use Map and proposed Sphere of Influence boundary based on Council, agency, and public input. Modifications to the Draft Land Use Element Update are discussed in the staff report.

Background: Over the last few years, staff along with our project consultants, have been conducting public outreach and working with the project advisory committee and City Council to prepare a comprehensive update to the Land Use Element of the City's General Plan. The Land Use Element is a planning document with text and diagrams that express the goals, objectives, and policies, intended to guide the community over a long-term planning period (typically around 20 years) towards achieving its vision for development. This element has not been updated by the City since 1994.

A Public review draft of the Land Use Element was published on June 26, 2024, and a Draft EIR (SCH No. 2023030321) was published on July 25, 2024. Both documents are available on the City of Willits Land Use Element Update project website at <https://willitslanduseupdate.com> and copies of both documents are also available at the Community Development Department. Nine comments were received during the Draft EIR public comment period, which began on July 25, 2024, and concluded on September 13, 2024. EIR comments provided by the public and other agencies along with staff responses are included in the Final EIR.

Recommended Action:

1. Adopt Resolution certifying the Final Environmental Impact Report Prepared for the Land Use Element and Sphere of Influence, making the Findings of Fact and adopting a Statement of Overriding Considerations and adopting the Mitigation Monitoring and Reporting Program;
2. Adopt Resolution adopting the Land Use Element, an Element of the City of Willits General Plan;
3. Direct Community Development Department to file a Notice of Determination with the Mendocino County Clerk within five days after the Final Environmental Impact Report is certified to be on file for a period of at least 30 days, after which the Notice will be returned to the Planning Division where it will be retained for not less than 12 months.
4. Direct the Community Development Department to correct any typographical or formatting errors and publish the Land Use Element to the City of Willits website with the goals, policies, implementation measures, and mitigation measures of the Circulation, Conservation and Open Space, Noise, Public Services and Facilities, Parks and Recreation General Plan, and Economic Development Elements formatted as appropriate to match the Land Use Element.
5. Direct Community Development Department staff to bring the updated Safety Element forward for adoption by the City Council within six months.

Alternative(s): Direct staff to make modifications the Land Use Element and bring matter back at the November 13th City Council meeting.

Fiscal Impact: Grant funds are available to support the remaining costs to adopt the Land Use Element and the Environmental Impact Report.

Personnel Impact: Significant staff time will be required to implement the various Land Use Element policies.

Identified City Council Conflict of Interest: The City Attorney and City Manager have identified two potential disqualifying conflicts of interest items regarding the adoption of the Land Use Designations within the Land Use Element.

First, is the proposed inclusion of a new "Mixed Use" designation applicable to the 82 contiguous downtown Main Street corridor parcels. Adoption of this new designated use, which is expected to allow for residential usage along with the existing commercial use on downtown Main Street parcels, would likely result in a material financial effect upon the Main Street commercial properties of council members Larry Stranske and Greta Kanne. It is therefore recommended that council members Stranske and Kanne be recused from this limited discussion and action item, that this matter be segmented from the other LUE items before the council, and that a separate resolution be adopted by the remaining members of the Council concerning this proposed Main Street use designation change.

Second, the proposed land use designation "Clean Up" action to the Land Use Element to reclassify approximately 212 non-conforming existing residential properties within the city that are presently designated as C-1 commercial, would likely result in a material financial effect upon the non-conforming residential property of Mayor Saprina Rodriquez. It is therefore recommended that Mayor Rodriquez be recused from this limited discussion and action item, that this matter be segmented from the other LUE items before the council, and that a separate resolution be adopted by the remaining members of the Council concerning this proposed "Clean Up" land use designation change."

2021 Adopted Goals: Community Development Goal 1... *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.*

California Environmental Quality Act: A Draft Programmatic EIR (Draft EIR) for the City of Willits General Plan Land Use Element Update was prepared in accordance with CEQA.

This Item Relates to the following General Plan Element: N/A Land Use Circulation
 Conservation and Open Space Noise Housing Public Services and Facilities, Parks and Recreation Economic Development

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

Council Action: Approved Denied Other: _____

Records: Agreement Resolution # _____ Ordinance # _____ Other _____



CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: October 23, 2024

AGENDA ITEM NO:

TO: Honorable Mayor and Members of the City Council

PREPARED BY: Planwest Partners, Inc.

ITEM: THE CITY OF WILLITS GENERAL PLAN LAND USE ELEMENT UPDATE AND ENVIRONMENTAL IMPACT REPORT

REQUEST: Consider adoption of the City of Willits General Plan Land Use Element Update and certification of the Final Environmental Impact Report (SCH #2023030321).

SUMMARY

The Land Use Element is one of seven required General Plan Elements and serves as a framework that uses maps, goals, and policies to guide how land should be developed and conserved. On September 11th and August 28th your Council and the public heard presentations from staff regarding proposed amendments to Land Use Element (LUE) policy, the Land Use Map, and the proposed expansion to the City Sphere of Influence. During these hearings, your Council heard public comments, in particular regarding a portion of the proposed SOI area in the Exley Road/Mill Creek area and relating to the State Route 20 area, and comments on LUE policy regarding environmental protections, protecting character of the downtown area, and coordination with local communities, in particular the Sherwood Valley Rancheria. During the September 11th hearing your Council also received input on the Draft Programmatic Environment Impact Report (EIR).

A Public review draft of the Land Use Element was published on June 26, 2024, and a Draft EIR (SCH No. 2023030321) was published on July 25, 2024. Both documents are available on the City of Willits Land Use Element Update project website at <https://willitslanduseupdate.com> and copies of both documents are also available at the Community Development Department. Nine comments were received during the Draft EIR public comment period, which began on July 25, 2024, and concluded on September 13, 2024.

During tonight's public hearing, your Council will also be considering and certifying the Final EIR prepared for the Land Use Element Update including an amendment to the Sphere of Influence boundary. There are several actions your Council is required to take to certify the Final EIR and adopt the Land Use Element Update, as described in this staff report.

BACKGROUND

California state law requires that each city adopt a general plan “for the physical development of the city and any land outside its boundaries which bears relation to its planning” (California Government Code, Section 65300). In a larger sense a county general plan is a “constitution for future development,” which is how the California Supreme Court has described it. The general plan establishes the types, locations, and intensities of land uses as well as applicable resource protection and development policies. Land use maps are used to show land use plan designations, constraints, and public facilities.

The Willits General Plan Vision 2020, the current City of Willits General Plan, contains text and diagrams that express 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. Since 1992, there have been no comprehensive updates to the General Plan or its Elements, except for the Housing Element which was updated in 2019. A draft Safety Element Update was prepared following the adoption of the Mendocino County Multi-Jurisdictional Hazard Mitigation Plan and the City’s Jurisdictional Annex (Local Hazard Mitigation Plan) is in draft form and should be revised for consistency with state laws approved after its preparation and adopted within six months of the adoption of the Land Use Element Update.

LAND USE ELEMENT AND SPHERE OF INFLUENCE UPDATE:

The proposed amendments to the City of Willits Land Use Element and Land Use Map are comprehensive and include proposed changes to the City Zoning Map and Regulations, which will follow the approval of the Land Use Element. The changes to the Zoning Map will implement the Land Use Element and also involves changes to regulations, such as the addition of mixed-use zones. A draft Zoning Map has been prepared and the anticipated mixed-use zone is being developed. Additional amendments will also be required to fully implement the Land Use Element.

The Land Use Element Update includes a new comprehensive narrative section that contains background information, describes applicable laws, local and regional context, and other relevant information. The Land Use Element Update includes nine new policy groups, each related to a clear goal statement and that contain implementation measures. The tenth policy group contains the land use designations, including new mixed-use land use designations, and detailed criteria including the range of allowable uses, the allowable density or intensity, and consistent zones.

The General Plan Land Use Map included in the Land Use Element Update makes a series of land use changes (totaling approximately 435 acres) to apply the new mixed use land use designations and other changes that can be divided into three groups:

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.

The Land Use Element also includes a proposed expansion to the City's Sphere of Influence (SOI), with the application of appropriate City Land Use Designations or "prezoning", to support a potential Sphere of Influence Amendment application to the Mendocino Local Agency Formation Commission (LAFCo). The SOI was last approved by LAFCo in 2019 and is comprised of approximately twelve acres in area, divided into 61 Assessor's parcels that are largely developed with single family homes and three vacant parcels. The proposed SOI considers Disadvantaged Unincorporated Community (DUC), as required by LAFCo law. To update the SOI, the City would prepare and submit to LAFCo an application, also including a Municipal Service Review, following the adoption of the Land Use Element.

The August 28th City Council staff report describes in detail the proposed goals, policies, and implementation measures and the proposed SOI area, and the September 11th staff report includes maps and tables that enumerate the proposed changes to the Land Use Designations and the proposed changes to the Land Use Map. Representatives of the Sherwood Valley Band of Pomo Indians made a comment requesting government-to-government consultation and members of the public and made comments during these hearings, in particular relating to the proposed SOI area. This staff report describes the requirements and process to certify the EIR and the recommended changes to the Draft EIR and the Land Use Element and Land Use Map resulting from the government-to-government consultation and public comments.

LAND USE MAP AND LAND USE MAP ADOPTION

COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Land Use Element Update requires discretionary approval by the City of Willits and as such is subject to the California Environmental Quality Act (CEQA). The City, as the lead agency, must identify and document the potential environmental impacts of the project in accordance with CEQA. The City of Willits circulated a Notice of Preparation (NOP) for a 30-day public review period on March 10, 2023, which was received by the State Clearinghouse on the same day and assigned SCH# 2023030321. The NOP review period ended on April 10, 2023. The NOP Scoping Comments received are included as Appendix A in the Draft EIR.

A Draft Programmatic EIR (Draft EIR) for the City of Willits General Plan Land Use Element Update was prepared in accordance with CEQA, which is a full-disclosure informational document that informs public agency decision-makers and the public of the significant environmental effects of the project. Mitigation measures intended to minimize significant effects are identified in the Draft EIR and reasonable alternatives to the project are evaluated. The Draft EIR was submitted to the State Clearinghouse on July 25, 2024, for distribution to State agencies. The Draft EIR was uploaded to the State Clearinghouse and available for download at <https://ceqanet.opr.ca.gov/Project/2023030321>.

A Notice of Availability of the Draft EIR was emailed on July 25, 2024, to parties who requested to receive project updates via <https://willitslanduseupdate.com> (104 recipients), as well as direct emailing to trustee agencies, responsible agencies, area schools, and regional planning agencies, and was also posted at the County Clerk by law, and through a posting in a local newspaper, the Willits Weekly, on August 1, 2024. The public review period of the Draft EIR lasted over the 45 days as required by Section 15205 of the CEQA Guidelines and ended at 5:00 pm on September 13, 2024. The document was made available for review at City of Willits Community Development

department at 111 E. Commercial Street, Willits, CA and online at: <https://willitslanduseupdate.com>. A public hearing was held before the City Council on September 11, 2024, to receive input on the Draft EIR.

Significant Unavoidable Impacts. The Draft EIR concludes there are two significant, unavoidable impacts from the Land Use Element and Sphere of Influence Update that cannot be mitigated to less than significant levels, both relating to greenhouse gas emissions.

- Impact GHG-01: Would the Project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?
- Impact GHG-02: Would the Project be consistent with statewide GHG emission reduction goals?

The proposed project will result in development that may generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment even with the mitigation measures described below, resulting in a significant, unavoidable impact. AB 32 establishes by law that GHG emissions cause significant adverse impacts to the environment, so this impact is conservatively determined to be significant. Ensuring that the Project's GHG emissions will be mitigated through programs reducing emissions is not feasible at this time. Therefore, this impact is considered significant and unavoidable.

Several proposed Policies in the proposed Land Use Element are intended to reduce GHG emissions from the Project:

- Policy LU-3.8 Energy Conservation and Reduction encourages the installation of renewable energy systems and community-wide reductions in energy consumption, which will reduce GHG emissions associated with energy use.
- Policy LU-3.9, Plan for Climate Change, directs the City to develop and implement programs to achieve City-wide reductions in greenhouse gas emissions,
- Policy LU-3.10 Greenhouse Gas Emission Reductions, directs the City to evaluate new larger-scale residential, commercial, and industrial projects for compliance with state regulations and require feasible mitigation measures to reduce GHG emissions.

The Draft EIR analysis found that Policy LU-3.10 Greenhouse Gas Emission Reductions, did not specify the requirement that GHG reductions be "consistent with state targets" and required the addition of this text to that policy. In spite of the required mitigation, the Draft EIR analysis conservatively concludes that future City-wide GHG emission reductions to meet state targets through the implementation of policies and programs identified in the Land Use Element Update cannot be assured. Therefore, this impact is considered significant and unavoidable.

Potential Impacts that would be Mitigated to Less Than Significant. The Draft EIR found that a total of 28 impact topics, or thresholds, from the CEQA Appendix G checklist could be potentially significant but would be less than significant after the implementation of mitigation measures. The analysis of these potentially significant impacts resulted in the requirement for sixteen (16) mitigation measures, two (2) of which are modifications to proposed policies of the Land Use Element Update, twelve (12) represent new policies or implementation measures that must be added to the Land Use Element Update, and two (2) relate to the Draft Safety Element, where one policy requires the adoption of the Safety Element be adopted prior to or within six months of the adoption of the Land Use Element Update and the other requires that the Safety Element be reviewed and updated as necessary to be consistent with applicable state legislation that has been passed since the draft's preparation in 2019. Pursuant to Public Resources Code Section

21081.6, the Land Use Element Update must incorporate the approved mitigation measures identified in the Draft EIR into its policies and programs. The Revised Land Use Element Update, Attachment A, incorporates the mitigations specified in the Draft EIR.

Comments Received During the Public Comment Period. During the public comment period for the Draft EIR, the City of Willits received eight comment letters/emails, which included numerous comments on the Draft EIR. Responses to comments received on the Draft EIR have been prepared to be incorporated in a Final EIR (Attachment B) and were distributed to the maker of the comment at least ten days prior to the October 23, 2024, hearing.

Many comments did not address the Draft EIR and were instead comments on some aspect of the proposed Land Use Element Update, the proposed SOI, or some other aspect of land use planning. The review by the EIR preparers of the comments received did not identify new information not already disclosed as part of this Draft EIR, or issues of EIR adequacy. In preparing the Final EIR each of the individual comments within the comment letter were identified and summarized and a full response provided. In some instances, comments prompted a revision to the Draft EIR Environmental Setting or Regulatory Setting, which were made as part of the Final EIR to clarify existing conditions or requirements. The review of the comment letters by City staff prompted the preparation of two new policies or implementations in order for the Land Use Element to provide greater transparency, strengthen local procedures and further ensure that the health and safety of the public is protected.

Responses to comments received during the EIR comment period that related to the proposed Land Use Element are contained in the Final EIR and are briefly summarized in the following:

Willits Environmental Center

- The proposed expanded SOI defined in the Draft Land Use Element is very large and that only a small portion of the SOI area is developed, only a portion of the land within the City planned for development is currently developed, and that there is “ample room” within the City to accommodate infill development.
- The proposed expanded SOI should be reduced or eliminated due to potential open space, agricultural, watershed, riparian, and wetlands impacts.
- The Baechtel Road land use change area should be designated as open space to protect the riparian area and to provide land for a park. The purpose of the secondary roadway that is a component of the planning for this land use change area is now unnecessary. The comment letter also encourages the creation of parks throughout the City.
- The Land Use Element implementations, such as the riparian protection overlay zone or changes to the Zoning Regulation relating to oak tree protections, be approved prior to the adoption of the Land Use Element.
- The comment letter states that the City of Willits is out of compliance with its State water right and that the City should be operating under a State-approved water right prior to approval of the Land Use Element Update.

Ruth Ford

- Housing units are not appropriate uses within the East Hill land use change area and would be incompatible and could create conflicts with the surrounding area and with neighboring agricultural uses. Agriculture is the appropriate use for the East Hill land use change area. The Willits General Plan emphasizes infill before annexation of new areas,

limiting incompatible uses, and other aspects of open space and resource protection. This land use change would not be consistent with these aspects of the General Plan.

Mendocino County Farm Bureau

- The letter states concerns about potential impact to agriculture, particularly within the neighboring unincorporated areas, from the application of new General Plan Land Use Designations and Zoning Classifications within the SOI and the potential conflict between City land use and zoning and County land use and zone.

In addition, the review of the Draft EIR prompted by the comments identified the need to make corrections to address typographical errors and incomplete references, as well as to add specific clarifications or additional detail regarding information in the Draft EIR. The additions made as part of the Final EIR do not constitute “significant new information” requiring recirculation pursuant to Public Resources Code Section 21092.1 and CEQA Guidelines Section 15088.5. The Final EIR merely clarifies, amplifies, and makes insignificant modifications to an adequate EIR, per CEQA Guidelines Section 15088.5(b).

EIR Certification. Prior to adopting the Land Use Element Update, your Council must certify, in accordance with Section 15090 of the CEQA Guidelines, that the Final EIR has been completed in compliance with CEQA and reflects the City’s independent judgment and analysis, and that the Final EIR was presented to your Council and that your Council reviewed and considered the information contained in the Final EIR prior to approving the project. Your Council must also make the required findings pursuant to Section 15091 of the CEQA Guidelines with respect to each of the significant environmental effects identified in the Final EIR; adopt the mitigation measures in the EIR, adopt a Mitigation Monitoring and Reporting Program; and adopt a Statement of Overriding Considerations explaining why the project may be approved even though it will have significant unavoidable impacts on the environment. These actions are all included in the attached resolutions.

SENATE BILL 18 AND ASSEMBLY BILL 52 TRIBAL CONSULTATION

The comment letter from the Sherwood Valley Band of Pomo Indians requested government to government consultation per Senate Bill 18 and Assembly Bill 52 requirements relating to Tribal Consultation. The Draft EIR states on page on page 3.5-10 and 11 states that in “February 2023, the City of Willits sent a letter to the NAHC requesting a current SB 18 and AB 52 Native American Contact List for the Project vicinity and a Sacred Lands File (SFL) search. On February 28, 2023, the NAHC provided a list of 13 tribal contacts with tribal connections to the Planning Area. In accordance with AB 52 and SB 18, on April 12, 2023, the City of Willits notified the following thirteen (13) tribes of the project and invited them to participate in consultation”. “No requests for consultation were received from the 13 Native American tribes that were sent formal notification of the project. As no requests for consultation were received within 30 days specified by PRC Section 21082.3 (d) for AB 52 nor within the 90 days specified by California Government Code Sections 65352.3 and 65352.4, the City of Willits, as Lead Agency, has deemed the tribal consultation process complete.”

However, City staff responded to a request from Sherwood Valley Rancheria of Pomo Indians to engage in discussions regarding the Draft Land Use Element and participated in government-to-government consultation on October 2, 2024. During this meeting staff of the Sherwood Valley Rancheria of Pomo Indians provided detailed recommended edits to Draft EIR Section 3.5, 3.5 Cultural and Tribal Cultural Resources Environmental and Regulator Setting subsections and recommended edits to two mitigation measures: Mitigation Measure CUL-1, Cultural Resource

Discovery Protocols, and Mitigation Measure TCR-1, Avoid Impacts to Tribal Cultural Resources. In addition, the comments requested that the definition of Tribal Cultural Resources in the Draft EIR, which references state law, be expanded to include “living cultural resources.” City staff is recommended that Implementation Measure LU-7A, Tribal Consultation, is to be modified to expand the reference to Tribal Cultural Resources to include “living cultural resources,” which will be part of future project specific Tribal consultations.

REVISIONS TO THE PUBLIC REVIEW DRAFT LAND USE ELEMENT UPDATE

Staff has identified several new Land Use Element Policies and Implementation Measures that should be added to the Land Use Element Update based on Council, agency, and public input. As described above, the Draft EIR, as modified in the Final EIR, identified potentially significant environmental impacts that could result from the implementation of the Land Use Element Update that require sixteen (16) mitigation measures, two (2) of which require modifications to proposed policies of the Land Use Element Update and twelve (12) require new policies or implementation measures that must be added to the Land Use Element Update. In addition, staff has identified several errors in tables that should be corrected prior to approval.

Based on public and landowner input, several revisions to the proposed SOI area are recommended, including the removal of the Mill Creek Area and the easternmost seven parcels of the East Valley Street Area. In addition, parcels in the Land Use Change Area 32 (north of West Commercial Street) is proposed to be General Mixed-Use rather than Main Street Mixed Use, and an additional parcel is proposed to be added to this area.

The following table lists recommended revisions to the Public Review Draft Land Use Element Update and the reason for each recommended or required change:

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
1	<ul style="list-style-type: none"> Remove “(units per acre)” from the Density Range column heading. Add an appropriate density ratio description to each land use designation, as applicable. Correct Residential-Suburban to be compatible with current General Plan (2 dwelling units per acres ~ one dwelling unit per 20,000 square feet from Table 3-1: General Plan Map Designations) Correct Agricultural - General density to be compatible with current General Plan (not specified in General Plan, five-acre minimum lot size in Zoning Regulations 17.10.050 Lot regulations) 	Table 2-1: General Plan Land Use Designation Summary on page 19	No effect on draft EIR determinations. This is an error in the table in the Public Review Draft Land Use Element Update, the analysis in the EIR does not identify a change in maximum density for the Residential - Suburban Agricultural - General Land Use Designations.
2	<p>Add new policy or implementation:</p> <p><u>LU-1.6 NEW FREEWAY COMMERCIAL USES WITHIN THE PLANNING AREA</u></p> <p><u>The City of Willits does not support the development of highway-oriented commercial development outside City limits near the north and south Willits/U.S. 101 interchanges or other development which would impact the health of the business community within the City.</u></p> <p>Staff recommended new policy to address Council and public concern relating to potential new commercial development adjacent to the U.S. Highway 101 interchanges.</p>	Planning Area Policy Group page 26	No effect on draft EIR determinations. This policy relates to areas within the Planning Area and outside the City proposed SOI, not proposed to be within City land use jurisdiction. This policy informs the County, Caltrans, and the public that the City does not support freeway commercial development at interchanges near the City.
3	<p>Revise proposed policy or implementation:</p> <p>LU-1B SEEK APPROVAL OF THE <u>AN</u> EXPANDED SPHERE OF INFLUENCE.</p>	Planning Area Policy Group page 26	No effect on draft EIR determinations. The Draft EIR evaluated the entire proposed SOI and to reduce the area that may be included in the Land Use Element or that the City Council may choose to include in an application to

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
	<p>Submit an application to the Mendocino Local Agency Formation Commission to expand the City of Willits Sphere of Influence to add <u>some or all of</u> the areas shown in Figure 3-1, <u>as determined by the City Council</u>, consistent with Mendocino Local Agency Formation Commission policy and State law. Seek approval to add possible Areas of Interest for Mendocino Local Agency Formation Commission designation so that notice is provided of other governmental actions that may impact the City of Willits.</p> <p>This is a staff proposed clarification that the City Council is not obligated to seek LAFCo approval for the entire proposed SOI in the Land Use Element to the City's SOI. The City Council could choose to submit application to only add a portion or to add portions over time.</p>		LAFCo does not change the conclusion of the analysis.
4	<p>Add new policy or implementation:</p> <p><u>LU-2.5 ANNEXATION PLANNING</u> <u>Discourage urban development within the City's Sphere of Influence until such lands are annexed by the City and support County land use regulations that protect the viability of local agriculture in the Little Lake Valley. When considering proposals for annexation, protect designated open space.</u></p> <p>Required as mitigation to reduce potential impacts to "prime agricultural land", pursuant to LAFCo law, in future annexation planning.</p>	Planning Area Policy Group page 26	None, This revision is a mitigation measure required by the Draft EIR.
5	<p>Revise proposed policy or implementation:</p> <p>LU-3.10 PLAN FOR CLIMATE CHANGE</p>	Willits Character, Vitality, and Sustainability	None, This revision is a mitigation measure required by the Draft EIR.

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
	<p>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, adapt to, and increase resiliency to potential impacts and implement programs to achieve City-wide reductions in greenhouse gas emissions <u>consistent with state targets.</u></p> <p>Required as mitigation to reduce potential future greenhouse gas emissions.</p>	Policy Group page 33	
6	<p>Add new policy or implementation:</p> <p><u>LU-4.8 FORMULA-BASED BUSINESSES</u> <u>In order to maintain the character of the Willits Downtown and a business environment which is intended to support locally owned and managed businesses, prepare and implement zoning regulations to restrict the location of large franchise, or formula-based, businesses within Downtown, as shown on Figure 3-2 Willits Focus Area.</u></p> <p>This change is the result of public input</p>	Downtown Policy Group page 38	No effect on draft EIR determinations. The Draft EIR evaluated impacts related to the proposed land use change areas and projected population buildout. The nature of the business owner would not change the level of environmental effects or the conclusions in applicable impact topics.
7	<p>Revise proposed policy or implementation:</p> <p><u>LU-7.1 ENVIRONMENTAL JUSTICE</u> Consider environmental justice issues as they are related to potential health impacts associated with of land use decisions on residents regardless of all ages, cultures, ethnicityes, genders, raccess, socioeconomic statuses, and geographic locations.</p> <p>This is a change requested by the Sherwood Valley Band of Pomo Indians to use positive phrasing regarding persons.</p>	Coordinate with Local Communities Policy Group page 46	None, This revision is does not change the intent or effect of a policy considered as part of the Draft EIR.

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8	<p>Add new policy or implementation:</p> <p><u>LU-7B TRIBAL CULTURAL RESOURCES AVOIDANCE</u></p> <p><u>When feasible, development facilitated by the project shall be designed to avoid known tribal cultural resources. Known tribal cultural resources within 60 feet of planned construction activities shall be protected by establishing an Environmentally Sensitive Area (ESA) that would be fenced, or otherwise protected, to ensure avoidance. The feasibility of avoidance of tribal cultural resources shall be determined by the City of Willits and applicants in consultation with local California Native American tribe(s).</u></p> <p>Required as mitigation to reduce potential future impacts to Tribal Cultural Resources.</p>	<p>Coordinate with Local Communities Policy Group page 47</p>	<p>None, This revision is a mitigation measure required by the Draft EIR.</p>
9	<p>Add new policy or implementation:</p> <p><u>LU-7C INADVERTENT ENCOUNTER WITH TRIBAL CULTURAL RESOURCES</u></p> <p><u>If previously unidentified tribal cultural resources are encountered during project implementation, altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. Project personnel shall not collect, move, photograph, post on social media, or disturb cultural resources. A representative from a locally-affiliated Native American Tribe shall be contacted in a timely manner to evaluate the resource and prepare a tribal cultural resources plan identifying methods necessary to protect the resource, in consultation with the City of Willits.</u></p> <p>Required as mitigation to reduce potential future impacts to Tribal Cultural Resources as modified during the government-</p>	<p>Coordinate with Local Communities Policy Group page 47</p>	<p>None, This revision is a mitigation measure required by the Draft EIR.</p>

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	to-government consultation with the Sherwood Valley Band of Pomo Indians.		
10	<p>Add new policy or implementation:</p> <p><u>LU-7D INADVERTENT ENCOUNTER WITH ARCHAEOLOGICAL OR CULTURAL RESOURCES</u></p> <p><u>In the event archaeological resources or cultural resources, including human remains, are inadvertently unearthed or uncovered during construction, the contractor shall immediately halt all grading/land-clearing activities and contact the City of Willits Community Development Department (CDD). All activity in the vicinity of the resources shall cease until it can be evaluated by a qualified archaeologist and a Native American representative. If the archaeologist and Native American representative determine that the resources may be significant, they shall notify the CDD and develop an appropriate treatment plan for the resources. The archaeologist shall consult with Native American representatives in determining appropriate treatment for prehistoric or Native American cultural resources. In considering suggested mitigation proposed by the archaeologist and Native American representative, the CDD will determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) will be instituted. Work may proceed in other parts of the project area while mitigation for cultural resources is being carried out.</u></p> <p>Required as mitigation to reduce potential future impacts to cultural resources as modified during the government-to-</p>	Coordinate with Local Communities Policy Group page 47	None, This revision is a mitigation measure required by the Draft EIR.

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
	government consultation with the Sherwood Valley Band of Pomo Indians.		
11	<p>Add new policy or implementation:</p> <p><u>LU-7E INADVERTENT DISCOVERY OF PALEONTOLOGICAL RESOURCES</u></p> <p><u>If fossils are encountered during construction (i.e., bones, teeth, or unusually abundant and wellpreserved invertebrates or plants), the City and its contractor shall divert construction activities away from the discovery within 50 feet of the find, and a professional paleontologist shall be contracted to document the discovery as needed, to evaluate the potential resource, and to assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the material, if it is determined that the find cannot be avoided. The paleontologist shall make recommendations for any necessary treatment that is consistent with currently accepted scientific practices. Any fossils collected from the area shall then be deposited in an accredited and permanent scientific institution where they would be properly curated and preserved.</u></p> <p>Required as mitigation to reduce potential future impacts to paleontological resources.</p>	Coordinate with Local Communities Policy Group page 48	None, This revision is a mitigation measure required by the Draft EIR.
12	<p>Revise proposed policy or implementation:</p> <p>LU-8.3, RIPARIAN AREA LAND USE OVERLAY.</p> <p>Apply an overlay to the Land Use Map, consistent with Conservation and Open Space Element Implementation</p>	Protect Natural Resources Within Areas Planned for Development	None, This revision is a mitigation measure required by the Draft EIR.

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
	<p>Measure 3.320 identifying streams and wetlands within the City to be protected from development. Prohibit development within a buffer area on both sides of streams subject to the following criteria:</p> <p>(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.</p> <p><u>(b) Riparian Buffer Areas associated with streams shall be established on both sides of streams and shall be measured from either the outer drip-line of riparian vegetation or the top-of-bank, whichever is furthest from the stream centerline, and shall extend horizontally for a distance of:</u></p> <ul style="list-style-type: none"> ▪ <u>100 feet for perennial streams, or</u> ▪ <u>50 feet for intermittent streams.</u> <p><u>Riparian Buffer Areas associated with wetlands shall extend horizontally from the delineated wetland boundary for a distance of:</u></p> <ul style="list-style-type: none"> ▪ <u>150 feet for perennial wetlands, or</u> ▪ <u>50 feet for seasonal wetlands.</u> <p>(bc) Buffers may be reduced or eliminated where the City determines, based on factual findings and in consultation with CDFW, that the reduction will not result in significant adverse effects to the water quality, dependent biological resources, or ecological functional capacity of the aquatic resource of interest.</p> <p>(ed) For ministerial projects that are located on land planned R-L, C-G, GM-U, DM-U containing occupied</p>	<p>Policy Group page 50</p>	

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
	<p>structures or on vacant parcels that are substantially surrounded by developed parcels where improvements are located within the buffer area, exceptions to these standards may be allowed after a site evaluation has been conducted by City staff and factual findings are made that development is sited to minimize potential impacts to streams, wetlands, and associated riparian resources; does not involve the removal of native riparian vegetation; and the incorporation of performance standards relating to the revegetation of locally-appropriate riparian species and the implementation of best management practices for erosion control.</p> <p>(de) 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.</p> <p>(ef) Road, bridge, and trail construction or replacement may be permitted that would not result in significant adverse effects to water quality, dependent biological resources, or ecological functional capacity of the aquatic resource of interest, where vegetative clearing is kept to a minimum, and where revegetated with locally-appropriate native riparian species.</p> <p>(g) <u>The installation or replacement of new or existing fencing contiguous with Riparian Buffer Areas shall require the use of wildlife-permeable materials and designs to reduce the likelihood of wildlife entrapment and otherwise facilitate wildlife movement.</u></p>		

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
	<p><u>(h) All projects shall implement stormwater requirements from the Mendocino County Low Impact Development Standards Manual to protect water quality and associated aquatic habitats, avoid the use of noxious weeds or other invasive plants identified by the California Invasive Plant Council (Cal-IPC) in associated revegetation and landscaping efforts, and prioritize use of locally-appropriate native vegetation during any such revegetation.</u></p> <p>(fi) The removal of vegetation for disease control or public safety purposes may be approved, in consultation with CDFW.)</p> <p>(gj) An exception to the implementation of regulations for this policy shall be included for “minor additions” to buildings or structures provided the aggregated total increase in square footage for all changes does not exceed three hundred (300) square feet of floor area.</p> <p>Required as mitigation to reduce potential future impacts on biological resources.</p>		
	<p>Add new policy or implementation:</p> <p><u>LU-8.6 UTILIZE BIOLOGICAL RESOURCE INVENTORY ASSESSMENT TOOLS DURING PROJECT REVIEW</u></p> <p><u>The City shall ensure that the best available biological resource mapping data is used during the ministerial and discretionary project review process to identify biological resource concerns, evaluate project alternatives, and guide mitigation to avoid or reduce biological resource impacts to</u></p>	<p>Protect Natural Resources Within Areas Planned for Development Policy Group page 52</p>	<p>None, This revision is a mitigation measure required by the Draft EIR.</p>

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
	<p><u>insignificant levels consistent with CEQA. At a minimum, the following biological resource mapping data sources shall be used for project evaluation: California Department of Fish and Wildlife's California Natural Diversity Database (CNDDB) and their Biogeographic Information and Observation System (BIOS), EcoAtlas and the California Aquatic Resource Inventory (CARI), and U.S Fish and Wildlife Service's National Wetland Inventory (NWI).</u></p> <p>Required as mitigation to reduce potential future impacts on biological resources.</p>		
13	<p>Add new policy or implementation:</p> <p><u>LU-8.7 REQUIRE PRE-PROJECT BIOLOGICAL RESOURCE ASSESSMENTS AND SURVEYS</u></p> <p><u>The City shall require site- and/or project-specific biological resource assessments: 1) prior to annexing any properties into the City from the Proposed Sphere of Influence additions, and 2) prior to approval of principally permitted development of multifamily housing on properties planned Residential-Medium Density in the South Haehl Creek area. Biological resource assessments shall address potential impacts to special status and/or otherwise protected fish, wildlife, and botanical taxa (including potential interferences with their movement, migration, and/or dispersal); sensitive natural communities; and wetland habitats. Biological resource assessments shall also identify mitigation measures to avoid and/or reduce impacts to protected biological resources to less than significant levels from all new development allowed within the study area by the General Plan.</u></p>	Protect Natural Resources Within Areas Planned for Development Policy Group page 52	None, This revision is a mitigation measure required by the Draft EIR.

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
	<p><u>Where biological resource assessments identify potentially suitable habitat for special status fish, wildlife, and/or botanical taxa; nesting bird or roosting bat habitat; sensitive natural communities; and/or wetlands or other state- or federally regulated waters within respective study areas, appropriate pre-project biological surveys or habitat delineations shall also be required. All biological resource assessments, surveys, and delineations shall be performed in coordination with CDFW by qualified professionals with demonstrated familiarity and experience within the region and consistent with respective current field survey protocols.</u></p> <p>Required as mitigation to reduce potential future impacts on biological resources.</p>		
14	<p>Add new policy or implementation:</p> <p><u>LU-8.8 LOW IMPACT DEVELOPMENT STANDARDS NEAR STREAMS</u></p> <p><u>To reduce stormwater impacts to streams and wetlands and improve water quality associated with discretionary development and all development within 250 feet of Willits, Broaddus or Baechtel Creeks and their tributaries, the City shall implement stormwater requirements from the Mendocino County Low Impact Development Standards Manual to attenuate runoff, reduce scouring and erosion, promote on-site infiltration, and to protect water quality and associated aquatic habitats.</u></p>	Protect Natural Resources Within Areas Planned for Development Policy Group page 53	None, This revision is a mitigation measure required by the Draft EIR.

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
	Required as mitigation to reduce potential future impacts on biological resources.		
15	<p>Add new policy or implementation:</p> <p><u>LU-8.9 LANDSCAPING AND VEGETATION</u></p> <p><u>The City shall develop and make available a list of locally appropriate native vegetation suitable for planting within low impact development features and for development-related landscaping and revegetation. The City shall encourage the use of locally appropriate and locally sourced native vegetation for use in revegetation and landscaping efforts as well as encourage the planting of native milkweed (Asclepias spp.) species (i.e., the sole plant group within the Planning Area region suitable for egg laying and larval development for the federal candidate species, Western Monarch butterfly [Danaus plexippus plexippus]). Where rapid plant establishment and development is required for purposes of soil stabilization and to minimize erosion potential, the City shall encourage the use of sterile hybrid “wheatgrass” x “wheat” (Elymus x Triticum) or other similar non-reproductive seed material in conjunction with otherwise appropriately-selected revegetation seed applications or blends.</u></p> <p><u>In all low impact development infrastructure and other development-related landscaping and revegetation, the City shall prohibit the use of any plant species designated as: “invasive” by the California Invasive Plant Council (Cal-IPC), a “noxious weed” by the California Department of Food & Agriculture (CDFA), or a “federal noxious weed” by the U.S. Department of Agriculture (USDA), as well as any other plants that the City has determined warrant concern</u></p>	Protect Natural Resources Within Areas Planned for Development Policy Group page 53	None, This revision is a mitigation measure required by the Draft EIR.

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
	<p><u>based on a known potential for preventing the establishment of the intended vegetation assemblage within respective revegetation areas.</u></p> <p>Required as mitigation to reduce potential future impacts on biological resources.</p>		
16	<p>Add new policy or implementation:</p> <p><u>LU-8.10 OUTDOOR LIGHTING NEAR STREAMS</u></p> <p><u>The design and location of all outdoor lighting fixtures shall prevent direct illumination of streams, wetlands, and Riparian Buffer Areas.</u></p> <p>Required as mitigation to reduce potential future impacts on biological resources.</p>	Protect Natural Resources Within Areas Planned for Development Policy Group page 53	None, This revision is a mitigation measure required by the Draft EIR.
17	<p>Add new policy or implementation:</p> <p><u>LU-8.11 SUPPORT LOCAL AGENCIES IN WILDLIFE PROTECTION</u></p> <p><u>Partner with local organizations to educate applicants and residents about the impacts to special status and otherwise protected wildlife from toxic pest control methods, and to discourage their use within the City; as well as to educate the community about the impacts of free-ranging house cats on special status and otherwise protected wildlife.</u></p> <p>Required as mitigation to reduce potential future impacts on biological resources.</p>	Protect Natural Resources Within Areas Planned for Development Policy Group page 53	None, This revision is a mitigation measure required by the Draft EIR.
18	<p>Add new policy or implementation:</p> <p><u>LU-8.12 DEVELOPMENT IN HILLSIDE AREAS</u></p>	Protect Natural Resources Within Areas	None, This revision is a mitigation measure required by the Draft EIR.

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
	<p><u>Require new development in hillside areas be sited and designed to retain the natural hillside setting by minimizing grading and other major disruptions of the natural slope areas. The City shall encourage clustered dwelling units in hillside areas to preserve the scenic character of the hillsides.</u></p> <p>Required as mitigation to reduce potential future impacts on biological resources.</p>	Planned for Development Policy Group page 54	
19	<p>Add new policy or implementation:</p> <p><u>LU-9E LIST OF HAZARDOUS WASTE SITES</u> <u>City staff shall maintain a listing of state or County of Mendocino regulated hazardous waste sites that are on the Cortese Listing, including Envirostor and Geotracker, that is provided by the state of California in a manner that is readily available to applicants for development projects and the public. The City shall consult this list during the review discretionary and ministerial projects, and consistent with state law, require that applicants for development disclose, as part of their applications, whether the project site is within a hazardous waste site. Appropriate mitigations or site cleanup and closure, under permit and approval of the applicable agency, must occur prior to approval of a development permit to ensure that a project site within a hazardous waste site will not result in an adverse human health or environmental effect.</u></p> <p>Recommended by staff based on discussion with the Regional Water Quality Control Board staff.</p>	General Plan Implementation and Maintenance Policy Group page 59	No effect on draft EIR determinations. The Draft EIR evaluated impacts related to hazardous waste sites and disclosed all known locations based on state lists and referenced the role of state and federal regulations in reducing potential environmental impacts. This implementation measure is intended to provide greater transparency, strengthen local procedures and further ensure that the health and safety of the public is protected.
20	Delete Overlay Land Use Designation	Land Use Destination	This overlay is proposed to be applied for informational purposes and does not have

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
	<p>LU-10.6 GENERAL PLAN LAND USE MAP OVERLAY DESIGNATIONS</p> <p>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.</p> <p>Recommended by staff given that it is redundant because “waterways and primary drainage channels” would be subject to this overlay designation are either covered by the Natural Hazard Area (-G) or Riparian Areas (-R) designations.</p>	Policy Group page 62	regulatory effect and would therefore not contribute to the reduction in environmental impacts. Information notifications or regulatory requirements relating to waterways and primary drainage channels are fully addressed in the Natural Hazard Area (-G) or Riparian Areas (-R) designations.
21	<p>Table 3-1: General Plan Land Use Designations</p> <ul style="list-style-type: none"> Edits are consistent within those specifies for Table 2-1: General Plan Land Use Designation Summary on page 19. The minimum residential density for the Main Street Mixed Use, General Mixed Use , and Commercial-General is set to zero (0) because these designations allow mixed uses but do not require residential units as part of a property. <p>This table is revised to be consistent with the corrections in Table 2-1: General Plan Land Use Designation Summary on page 19, and to reflect the commercial and mixed-use land use designations allow single or mixed uses and do not require residential units with all development, so the minimum density is set to zero (0)</p>	Land Use Designation Policy Group page 64	No effect on Draft EIR determinations. This is an error in the table in the Public Review Draft Land Use Element Update, the analysis in the EIR is not affected by changes in minimum land use density.
22	Revise Land Use Map	Land Use Map	No effect on Draft EIR determinations. This is a small, developed parcel that could be

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
	<p>APN 005-150-94: Revise prior recommended change from Residential Low-Density to General Mixed Use (current Land Use Designation is Commercial-General)</p> <p>The parcel contains a home consistent with the recommended land use change and the surrounding parcels to the south and east were recommended to be changed to mixed use and the property owner requested also to be included in the change to mixed use</p>		<p>redeveloped with more intensive mixed uses, which is consistent with the conclusions of the Draft EIR that impacts of growth are reduced through infill development in existing developed areas.</p>
23	<p>Revise Land Use Map</p> <p>APNs 005-150-91, 005-150-92, and 005-150-93: Revise prior recommended change from Main Street Mixed Use to General Mixed Use (current Land Use Designation is Commercial-General)</p> <p>These parcels are improved with homes or office uses, consistent with the recommended land use change</p>	Land Use Map	<p>No effect on Draft EIR determinations. These are small, developed parcels that could be redeveloped with more intensive mixed uses, which is consistent with the conclusions of the Draft EIR that impacts of growth are reduced through infill development in existing developed areas.</p>
24	<p>Revise Land Use Map</p> <p>Remove the Mill Creek Area from the proposed SOI and City of Willits Land Use Map, approximately 148 acres.</p> <p>This area consists of 23 APNs, 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 an average of 20 acres with City water service through private laterals that is planned Rural Residential, 5 acres by Mendocino County. Residents of this area requested not to be included in the proposed SOI</p>	Land Use Map	<p>No effect on Draft EIR determinations. If annexed, this area would expand the City and contains natural resources that proposed policies and required mitigations are intended to protect. Land use policies encourage infill first and expanding the City when the supply of land is constrained. Removing this area from the proposed SOI could lessen potential impacts that are otherwise reduced to less than significant levels through mitigation.</p>
25	Revise Land Use Map	Land Use Map	<p>No effect on Draft EIR determinations. If annexed, this area would expand the City and</p>

#	Land Use Element Update / Revision and Reason for Revision	Location	CEQA Implications
	<p>Remove from the proposed SOI and City of Willits Land Use Map that portion of the East Valley Street Area east of the parcels zoned by Mendocino County for multi-family development, approximately 17.2 acres, and is a Disadvantaged Unincorporated Community, according to LAFCo law.</p> <p>This area to be excluded consists of eight parcels averaging approximately three acres in size, served by City fire hydrants and most developed parcels have water service, planned and zoned for agricultural use and developed with single family homes, small pastures and barns, industrial buildings, and corporation yards. A property owner requested to be excluded from the proposed SOI and to remove this owner's property would create an illogical boundary so all parcels east of this property owner are also recommended to be removed from the proposed SOI.</p>		<p>contains prime agricultural soils and some agricultural uses on small parcels and proposed policies and required mitigations are intended to protect agricultural uses as defined by LAFCo. Land use policies encourage infill first and expanding the City when the supply of land is constrained. Removing this area from the proposed SOI could lessen potential impacts that are otherwise reduced to less than significant levels through mitigation.</p>

RECOMMENDATION

1. Adopt Resolution certifying the Final Environmental Impact Report Prepared for the Land Use Element and Sphere of Influence, making the Findings of Fact and adopting a Statement of Overriding Considerations and adopting the Mitigation Monitoring and Reporting Program;
2. Adopt Resolution adopting the Land Use Element, an Element of the City of Willits General Plan;
3. Direct Community Development Department to file a Notice of Determination with the Mendocino County Clerk within five days after the Final Environmental Impact Report is certified to be on file for a period of at least 30 days, after which the Notice will be returned to the Planning Division where it will be retained for not less than 12 months.
4. Direct the Community Development Department to correct any typographical or formatting errors and publish the Land Use Element to the City of Willits website with the goals, policies, implementation measures, and mitigation measures of the Circulation, Conservation and Open Space, Noise, Public Services and Facilities, Parks and Recreation General Plan, and Economic Development Elements formatted as appropriate to match the Land Use Element.
5. Direct Community Development Department staff to bring the updated Safety Element forward for adoption by the City Council within six months.

FINDINGS

1. CEQA findings are contained in the attached Findings of Fact and Statement of Overriding Considerations in Attachment C.
2. The Land Use Element Update to the City of Willits General Plan is in the public interest because it furthers social, economic, housing and other goals of the City.
3. The Land Use Element Update will replace the Land Use Element contained in the Willits General Plan, Vision 2020.
4. The adoption of the Land Use Element Update will not cause the General Plan to become internally inconsistent:
 - a. The proposed changes to the Land Use Map are consistent with the current land uses and compatible with surrounding uses.
 - b. The Land Use Element Update maintains the current, ultimate build-out population of approximately 7,500 residents, which is an important consistency metric for the Circulation Element and Public Services and Facilities, Parks and Recreation Elements and the Land Use Element Update Policies and Implementation Measures in the Planning Area, Planning for Growth, Willits Character, Vitality, and Sustainability, Downtown, South Main Street, Coordinate with Local Communities, were developed to be consistent with these critical General Plan Elements.
 - c. The Policies and Implementation Measures contained in the Protect Natural Resources Within Areas Planned for Development Policy Group were developed

to be consistent with and strengthen the Policies, Implementation Measures, and Mitigation Measures in the Conservation and Open Space Element.

- d. The Policies and Implementation Measures contained in the General Plan Implementation and Maintenance Policy Group were developed to be consistent with and strengthen the Policies, Implementation Measures contained in the Draft Safety Element.
 - e. The Land Use Element Update was prepared in consideration with and to further the objectives of related adopted City plans including the Willits Downtown Specific Plan and the Willits Bicycle and Pedestrian Specific Plan, and the Urban Forest Management Plan.
5. The Land Use Element Update will not limit the number of housing units which may be constructed on an annual basis in the City of Willits consistent with the certified City of Willits Housing Element.

ATTACHMENTS

- A. City of Willits Land Use Element Update (Adoption Version Incorporating Changes noted in Staff Report)
- B. City of Willits Land Use Element Update Final Programmatic Environmental Impact Report which incorporates that Draft Programmatic Environmental Impact Report
- C. City of Willits Land Use Element Update CEQA Findings of Fact and Statement of Overriding Considerations
- D. Resolution certifying the Final Environmental Impact Report Prepared for the Land Use Element and Sphere of Influence, making the Findings of Fact and adopting a Statement of Overriding Considerations and adopting the Mitigation Monitoring and Reporting Program.
- E. Resolution adopting the Land Use Element, an Element of the City of Willits General Plan