



### AGENDA SUMMARY REPORT

To: Honorable Mayor and Council Members

From: Dusty Duley - Community Development Director

**Agenda Title:** PRESENTATION AND DISCUSSION OF GENERAL PLAN LAND USE ELEMENT UPDATE.

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

**Summary of Request:** Receive a presentation from staff and project consultants, Planwest Partners on proposed changes to the City Land Use Diagram as part of the Public Draft Land Use Element Update project. Prospective amendments to the City of Willits Land Use Diagram identifying changes to property land use designations are proposed for one or more of the reasons found below:

- (1) Potential change to the Land Use Designation will create opportunities for new residential, commercial, or mixed-use development.
- (2) Potential change was prompted by property owner’s request.
- (3) The property could benefit from a Land Use Designation and/or Zoning Designation change that are identified as “clean ups” where the long-time, established land uses are inconsistent with the Land Use Designation and Zoning Districts applied in 1992 or earlier. For example, you have a residential use (i.e., single-family home) on a commercial zoned property. The purpose of these “clean ups” are to match up the Land Use Designation and Zoning District with the current land use and therefore support the continued use of the land for such existing use.

The objective of this public hearing is to provide an opportunity for the City Council and members of the public to consider and provide comments on proposed changes to General Plan Land Use Designations and the proposed changes to the General Plan Land Use Map. Public comments on the project Environmental Impact Report (EIR) are also welcomed at this meeting. A final hearing to certify the EIR and approve the Land Use Element is scheduled for October 23<sup>rd</sup>.

**Recommended Action:** Review presentation and provide comments on the Land Use Element Update.

**Alternative(s):** None recommended.

**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:** None.

**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:** This is a discussion item. Adoption of the LUE will be subject to CEQA. The Draft Environmental Impact Report was made available on July 25, 2024, and is available for review at the project

website <https://willitslanduseupdate.com> or a physical copy is available at the Community Development Department or Willits Library.

**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: September 11, 2024

AGENDA ITEM NO:

**TO:** Honorable Mayor and Members of the City Council

**PREPARED BY:** Planwest Partners, Inc.

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**ITEM:** Land Use Element Update Discussion

**REQUEST:** To receive a presentation, hear public opinion on the matter, and to provide feedback and direction to staff regarding the Public Review Draft Land Use Element Update Proposed Land Use Designations and Land Use Maps,

## SUMMARY

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This is the second of two public hearings to review the Draft General Plan Land Use Element Update and Sphere of Influence (SOI). The Land Use Element is one of seven required General Plan Elements and serves a framework that uses maps, goals, and policies to guide how land should be developed and conserved. On August 28<sup>th</sup> your Council heard a presentation from staff regarding proposed amendments to Land Use Element (LUE) policy and the proposed expansion to the City SOI. 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 and creation of open space, preservation of the downtown character, and importance of coordination with local communities, in particular the Sherwood Valley Band of Pomo Indians. Staff is completing revisions to the LUE based on public comments and Council direction to present at the October 23, 2024 Council meeting.

The objective of this public hearing is to provide an opportunity for the City Council and members of the public to consider and provide comments on proposed changes to General Plan Land Use Designations and the proposed changes to the General Plan Land Use Map. A final hearing to certify the EIR and approve the Land Use Element is scheduled for October 23<sup>rd</sup>.

Your Council received a presentation regarding most of the proposed Land Use changes on June 21, 2023. The proposed Land Use changes can be generally divided into three categories: (1) changes to create potential opportunities for new residential or mixed-use development; (2) changes that are prompted by property owner land use requests; and (3) land use “clean ups” where the long-time, established, land uses are inconsistent with the Land Use Designation applied in 1992 or earlier. During tonight’s meeting each of the proposed changes will be presented and the public will be able to comment on each proposed change.

A Public review draft of the Land Use Element was published on June 26, 2024, and a draft Environmental Impact Report (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>. A copy of both documents is also available at the Community

Development Department and Willits Library. The proposed Land Use changes are described and shown in Section 2.0 Project Description of the Draft Land Use Element and can be viewed using interactive web geographic information system tool on the City of Willits Land Use Element Update project website by clicking the map on the “Get to Know Willits Land Use & Zoning” page.

## **BACKGROUND**

### **WILLITS GENERAL PLAN VISION 2020 (1992):**

The Willits General Plan Vision 2020, the current City of Willits General Plan, contains 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. General Plans are intended to be comprehensively updated at least every 20 years.

### **LAND USE ELEMENT DESCRIPTION:**

The proposed amendments to the City of Willits Land Use Element and Land Use Diagram are comprehensive and also includes proposed changes to the City Zoning Map, which will follow the approval of the Land Use Element. The update includes:

### **ZONING AMENDMENTS TO IMPLEMENT THE LAND USE ELEMENT:**

The changes described above will trigger the need to amend the Zoning Map to implement the Land Use Element and 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.

### **SPHERE OF INFLUENCE UPDATE:**

The Land Use Element also involves a proposed expansion to the City’s SOI, which was discussed during the August 28<sup>th</sup> City Council meeting.

### **PUBLIC REVIEW DRAFT LAND USE ELEMENT:**

Staff is bringing the Land Use Element Update to your Council in two parts. The August 28<sup>th</sup> meeting focused on the proposed amendments to Land use Element policy and the expansion to the City SOI. Tonight, the public hearing will focus on the proposed modifications to the Land Use Designations land use changes. Attachment 1 to this staff report is the Public Review Draft Land Use Element and the Draft EIR can be downloaded at the following link <https://willitslanduseupdate.com>.

# DISCUSSION DRAFT LAND USE DESIGNATIONS AND PROPOSED CHANGES TO THE LAND USE MAP

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The essential elements of the 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 hearing is to provide an opportunity for the City Council and members of the public to consider the proposed modifications to Land Use Designations and land use changes and provide direction to staff.

## PROPOSED CHANGES TO LAND USE DESIGNATIONS:

A General Plan Land Use Designation and a Zoning Classification is applied to each parcel of land within the City on the adopted General Plan Land Use Map and Zoning Map. Both the Land Use Element and the Zoning Regulations control how land may be developed but do so in different ways. The General Plan Land Use Element, among other things, identifies the range of land uses that are allowed on a property and the density of residential uses (defined in dwelling units per acre) and intensity of commercial uses (defined in a ratio of building floor area to parcel area – floor area ratio). Zoning regulates development, consistent with the General Plan, through specific development standards such as lot size, building high and setbacks from property lines, and the uses that may be permitted and how they may be permitted. Uses are either “principally” permitted, where a property only need apply for a building permit to realize the use, or “conditionally” permitted, where a property owner needs discretionary approval by the planning agency to realize the use. The permitted uses in the Zone must be consistent with the General Plan Map, where principally permitted uses typically reflect the dominant uses of a land use designation (e.g., a single-family dwelling in the Residential-Low Density (R-L) Land Use Designation) and conditionally permitted uses are secondary uses that may be allowed subject to discretion (e.g., .neighborhood commercial uses in a residential area).

General Plan Land Use Designations are defined in Goal LU-10, which is intended to apply appropriate Land Use Designations to areas within the City to protect resources, foster a sense of community, and to facilitate economic development. The Land Use Element update adds Table 3-1: General Plan Land Use Designations, identifies the range of allowable uses for each designation, which is required by state law, as well as the development density/intensity for each designation, and defines the Zones that are clearly consistent with each designation. It should be noted that a public comment made during the August 28<sup>th</sup> public hearing identified an error in Table 3-1, where the density of Residential-Suburban was incorrectly shown as a change to 0.5 dwelling units per acre or one dwelling unit per two acres. The correct maximum density of the Residential-Suburban Land Use Designation is “2” dwelling units per acre, as it was defined in 1992. Table 3-1 also contained an error for the density of Agricultural – General, which incorrectly shows as a change to 0.05 dwelling units per acre or one dwelling unit per twenty acres, when the correct maximum density of the Agricultural – General Land Use Designation is one dwelling unit per five acres or “0.2.” A revised Table 3-1: General Plan Land Use Designations, can be found in Attachment B to this staff report.

Land Use Designations are grouped within the following six policies:

LU-10.1, Residential Land Use Designations, each of which have been applied within the City since at least the 1990's. The only proposed changes are to more fully define the range of allowable uses and to reflect that the maximum allowable density for the Residential-Low Density (R-L), which is applied within urbanized portions of the City, is 15 dwelling units per acre.

Residential-Suburban (R-S) 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) is applied in areas where City services are available or planned and single family residential is the dominant use.

Residential-Medium Density (R-M) is applied 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, which is a new group of land use designations that, consistent with Policy LU-3.3, Mixed Use Areas, are intended to encourage development within specific areas that creates vibrant and walkable places and generates benefits for the community such as enabling the flexible use of existing structures and vacant land and reducing vehicle trips and greenhouse gas emissions.

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 that are consistent with the character of this area.

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, includes only the Commercial-General (C-G) land use designation, which has been applied to many areas within the City since at least the 1990's and provides for a broad range of commercial uses. The prior Land Use Element did not define a maximum intensity for commercial use, which is required by state law. Table 3-1 lists the allowable uses for the Commercial-General land use designation, defines a minimum and maximum density for multifamily residential uses (which has been allowed pursuant to the Housing Element) and sets a maximum floor area ratio of 2.0, which means that a commercial building can occupy up to twice the lot area, as limited by the specific standards applied by the Zoning Map and Regulations.

LU-10.4, Industrial Land Use Designations, includes only the Industrial -General (M-G) land use designation, which has been applied to many areas within the City since at least the 1990's and provides for a broad range of industrial uses that have existing in Willits due to the east-west and north-south rail lines and state highways. The prior Land Use Element did not define a maximum intensity for industrial use, which is required by state law. Table 3-1 lists the allowable uses for the Industrial -General land use designation and does not define a minimum and maximum density for residential uses (given that only line-work residential uses are intended) and sets a maximum floor area ratio of 1.0, which

means that a commercial building can occupy up to the entire lot area, as limited by the specific standards applied by the Zoning Map and Regulations.

LU-10.5, Resource and Public Land Use Designations, defines land use designations that are applicable to land planned for agricultural, open space, and public uses. The Land Use Element does not make changes to these land use designations, other than to clearly define the allowable uses.

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-S). This designation is for unimproved land in its natural state which is 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, are applicable, in addition to the primary land use designation to certain areas, to ensure protection for important resources, including streamside and historic areas, and hazards, such as floodways and floodplains.

Natural Hazard Area (-G). This overlay designation is intended for information purposes and is applied to lands subject to hazards that may include to excessive slopes, erosion, soil stability, seismic hazards, wildfire, periodic inundation and other similar natural hazards to life, property, and the natural environment. for the protection of persons and property.

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 General Plan overlay 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 intended 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)

Urban Reserve (-UR). The purpose of this designation is to protect from premature subdivision and development, urban lands or land within the Sphere of Influence not now developed to urban densities or adequately provided with urban services but expected to develop to urban uses and densities when services are available. This designation is used where annexation is required for urban services and full build-out. (Source: New Overlay)

## **PROPOSED CHANGES TO THE GENERAL PLAN LAND USE MAP:**

The General Plan Land Use Map, which is a central component of the Land Use Element, applies the Land Use Designations described above to all property within the City and to the proposed SOI. The proposed Land Use Map includes a number of changes from the 1992 Land Use Map. The first significant change is to apply the new Mixed Use Land Use Designations to portions of the City. In addition, various land use changes are proposed in other parts of the City. The term land use change is being used to signify where a change is occurring to the General Plan Land Use Designation and in almost all instances to the Zoning Classification as well.

The Land Use Map and Zoning Map are both proposed to be changed as separate actions as part of this process. First the updated General Plan Land Use Map would be approved by resolution amending the General Plan following public hearings and the certification of an environmental impact report defining potential impacts and required mitigations to lessen impacts. Then the Zoning Map, updated to be consistent with the General Plan Land Use Map, would be approved by ordinance, considering the certified environmental document which evaluated the potential environmental impacts of both maps.

In general, the land use changes 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.

Owners of property whose General Plan Land Use is proposed to be changed have been notified by mail by the City and provided with information regarding the proposed change and how to provide comments or concerns to the City. Attachment A to this staff report contains general maps showing the proposed land use changes within the City. The proposed land use maps can be viewed on line by clicking the image of the land use map on the following website: <https://willitslanduseupdate.com/get-to-know-willits-land-use-zoning/>.

The following table summarizes the proposed land use changes within the City. During the public hearing detailed maps will be presented to your Council and public:



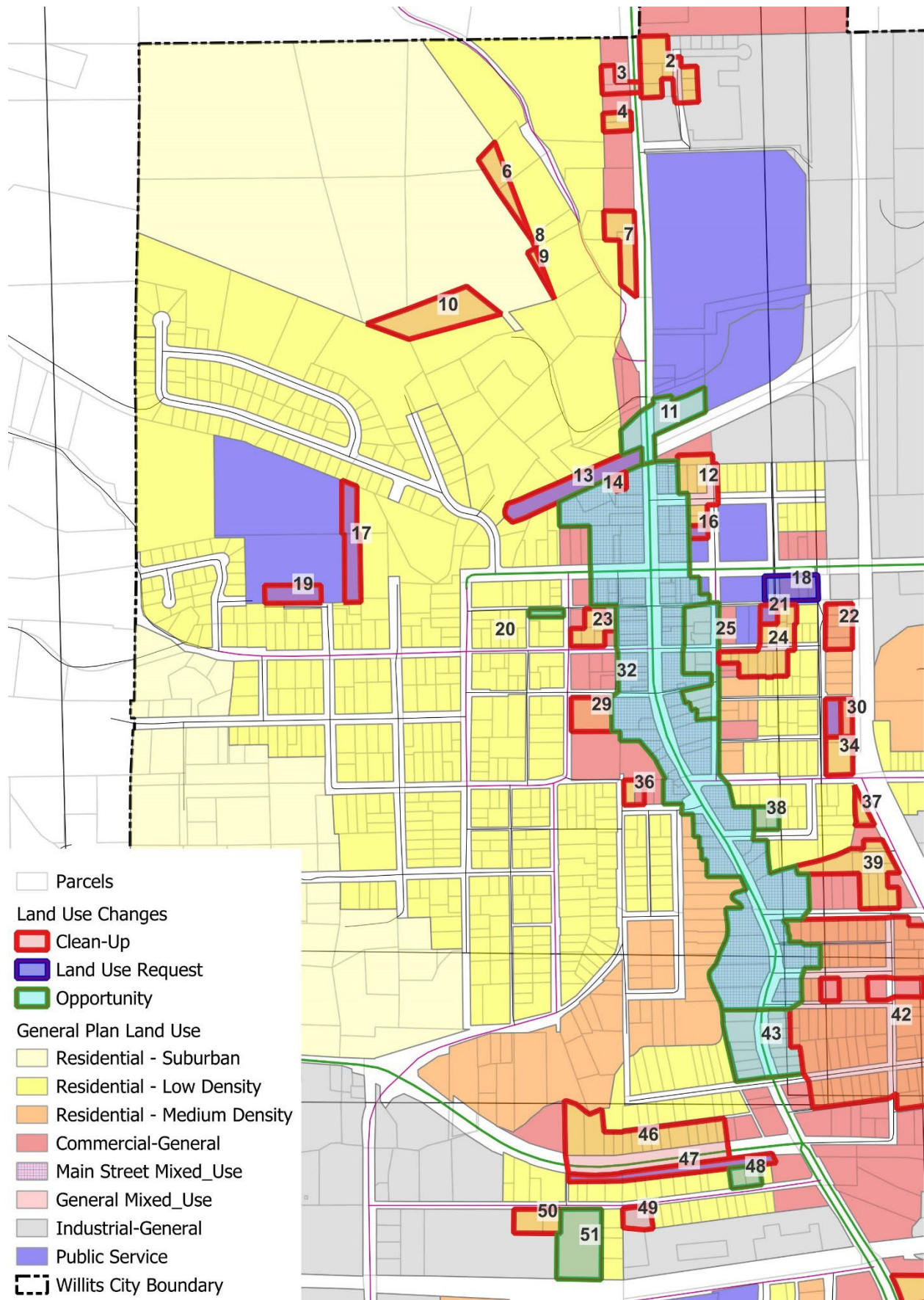
Change Number	Acres	Site Description	Change Type	Current		Proposed	
				General Plan	Zone	General Plan	Zone
2	1.7	N Main Street east and west Commercial/Industrial	Clean-Up	(C-G) Commercial-General / (M-G) Industrial-General	C1/MH	(R-L) Residential-low Density	R1
3	0.43	N Main Street east and west Commercial/Industrial	Clean-Up	(C-G) Commercial-General / (M-G) Industrial-General	C1/MH	(GM-U) General Mixed Use	GU
4	0.34	N Main Street west	Clean-Up	(C-G) Commercial-General	C1	(R-L) Residential-low Density	R1
6	0.78	Bittenbender Lane	Clean-Up	(R-S) Residential-Suburban	R1	(R-L) Residential-low Density	R1
7	1.07	N Main Street accross from High School	Clean-Up	(C-G) Commercial-General	C1	(R-L) Residential-low Density	R1
8	0.01	Sherwood Road	Clean-Up	(R-L) Residential-low Density	R1	(R-S) Residential-Suburban	RE
9	0.16	Bittenbender Lane	Clean-Up	(R-S) Residential-Suburban	R1	(R-L) Residential-low Density	R1
10	2.09	Bittenbender Lane	Clean-Up	(R-S) Residential-Suburban	R1	(R-L) Residential-low Density	R1
11	1.79	N Main Street General Mixed Use	Opportunity	(C-G) Commercial-General	C1	(GM-U) General Mixed Use	GU
12	1.43	State Street and N Humboldt Street	Clean-Up	(C-G) Commercial-General	C1	(R-L) Residential-low Density	R1
13	1.67	Sanhedrin High School	Clean-Up	(C-G) Commercial-General / (R-L) Residential-low Density	C2/R1	(P-S) Public - Service	PF
14	0.13	N Main St residential	Clean-Up	(C-G) Commercial-General	C1	(R-L) Residential-low Density	R1
16	0.16	Little Lake FPD property adjacent to station	Clean-Up	(C-G) Commercial-General	C1	(P-S) Public - Service	PF
17	1.18	Brookside Elementary School	Clean-Up	(R-L) Residential-low Density	R1	(P-S) Public - Service	PF
18	0.87	Goines, Matt East - Commercial Street	Land Use Request	(C-G) Commercial-General / (P-S) Public - Service	C1/PF	(GM-U) General Mixed Use	GU
19	0.64	Brookside Elementary School	Clean-Up	(R-L) Residential-low Density	R1	(P-S) Public - Service	PF
20	0.17	LUCIER THOMAS A	Opportunity	(R-L) Residential-low Density	R1	(R-M) Residential-Medium Density	R3
21	0.21	Mendocino Co Sherrif	Clean-Up	(C-G) Commercial-General	CO	(P-S) Public - Service	PF
22	0.78	Madden Street Residential	Clean-Up	(M-G) Industrial-General	ML	(R-M) Residential-Medium Density	R-3
23	0.72	Schol St and W Mendocino	Clean-Up	(C-G) Commercial-General	C1	(R-L) Residential-low Density	R1
24	1.78	E Mendocino South of City Hall	Clean-Up	(C-G) Commercial-General	C1	(R-L) Residential-low Density	R1

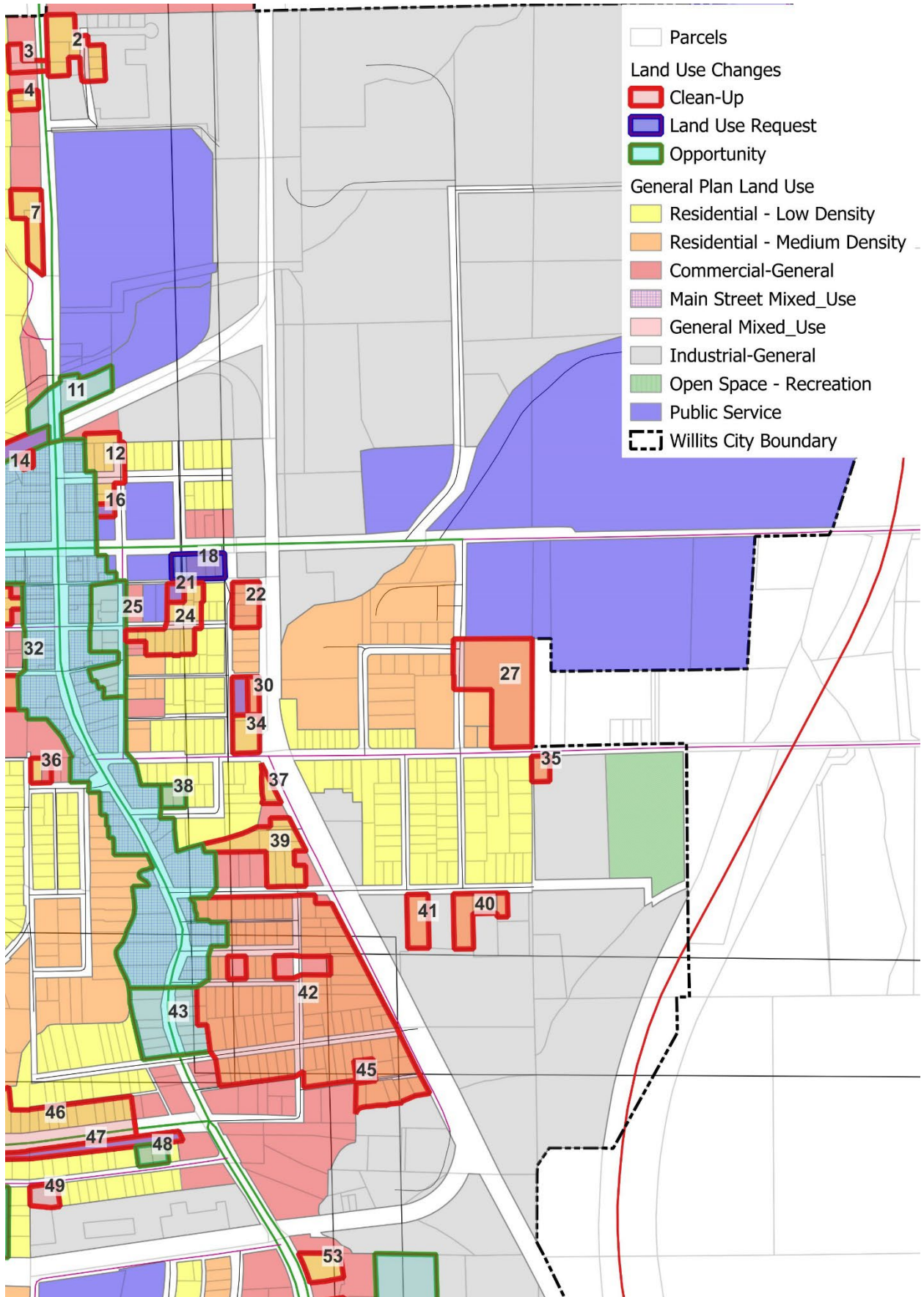
Change Number	Acres	Site Description	Change Type	Current		Proposed	
				General Plan	Zone	General Plan	Zone
25	2.25	Downtown Main Street	Opportunity	(C-G) Commercial-General	C1	(GM-U) General Mixed Use	GU
27	4.06	Mendocino County Facility	Clean-Up	(R-L) Residential-low Density	R1	(R-M) Residential-Medium Density	R2
29	0.88	Schol St and Wood St	Clean-Up	(C-G) Commercial-General	C1	(R-M) Residential-Medium Density	R3
30	0.28	Madden St and Tuttle At&T Cent Office and SFDs	Clean-Up	(M-G) Industrial-General	ML	(R-M) Residential-Medium Density	R2
31	0.38	Madden St and Tuttle At&T Cent Office and SFDs	Clean-Up	(M-G) Industrial-General	ML	(P-S) Public - Service	PF
32	28.38	Downtown Main Street	Opportunity	(C-G) Commercial-General	C1	(DM-U) Main Street Mixed Use	DU
34	0.66	Madden St and Tuttle At&T Cent Office and SFDs	Clean-Up	(M-G) Industrial-General	ML	(R-L) Residential-low Density	R1
35	0.3	S Side E Valley Street	Clean-Up	(M-G) Industrial-General	ML	(R-L) Residential-low Density	R1
36	0.32	Coast St and W Valley St	Clean-Up	(C-G) Commercial-General	C1	(R-L) Residential-low Density	R1
37	0.24	Railroad Ave	Clean-Up	(C-G) Commercial-General	C1	(R-L) Residential-low Density	R1
38	0.36	California Street ara	Opportunity	(R-L) Residential-low Density	R1	(R-M) Residential-Medium Density	R3
39	2.1	N or E San Francisco W or Railroad Ave SFDs	Clean-Up	(C-G) Commercial-General	C1	(R-L) Residential-low Density	R1
40	1.16	#2 South of E San Francisco SFDs industrial area	Clean-Up	(M-G) Industrial-General	ML	(R-M) Residential-Medium Density	R2
41	0.73	#1 South of E San Francisco SFDs industrial area	Clean-Up	(M-G) Industrial-General	ML	(R-M) Residential-Medium Density	R2
42	19.65	East San Francisco / Barbara Lane	Clean-Up	(C-G) Commercial-General	C1	(R-M) Residential-Medium Density	R-2
43	2.97	Downtown Main Street	Opportunity	(C-G) Commercial-General	C1	(GM-U) General Mixed Use	GU
46	4.9	State Route 20 Residential	Clean-Up	(C-G) Commercial-General	C1	(R-L) Residential-low Density	R1
47	1.13	Highway 20 Linear Park	Clean-Up	(R-L) Residential-low Density	R1	(P-S) Public - Service	PF
48	0.39	Franklin Ave	Opportunity	(R-L) Residential-low Density	R1	(R-M) Residential-Medium Density	R2
49	0.4	Franklin Industrial	Clean-Up	(R-L) Residential-low Density	R1	(M-G) Industrial-General	MH

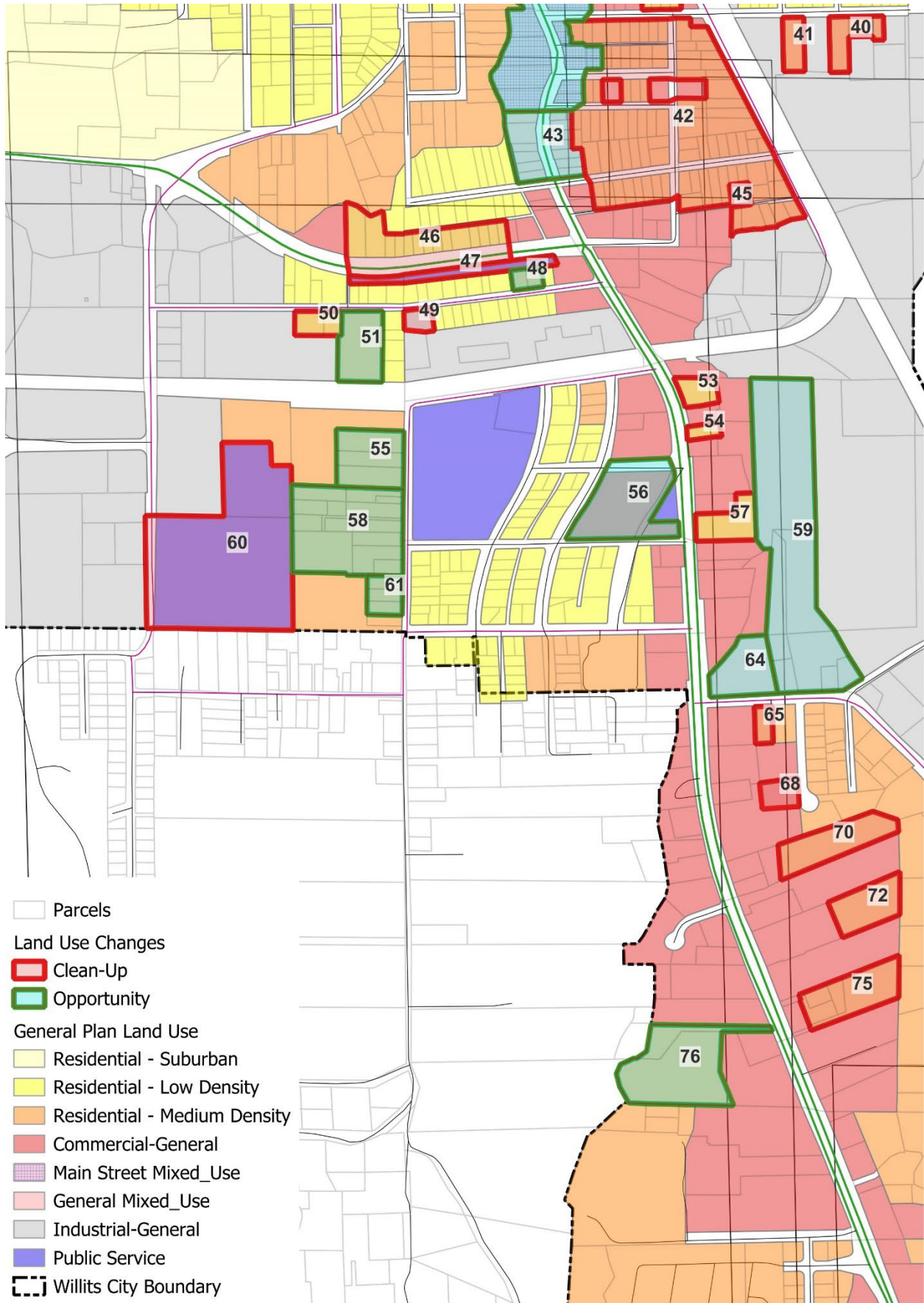
Change Number	Acres	Site Description	Change Type	Current		Proposed	
				General Plan	Zone	General Plan	Zone
50	0.73	South of Franklin Ave W of Harmon Ln	Clean-Up	(M-G) Industrial-General	MH	(R-L) Residential-low Density	R1
51	1.94	Franklin Ave Residential	Opportunity	(R-L) Residential-low Density	R-1	(R-M) Residential-Medium Density	R2
53	0.67	West side S Main Street SFDs S of Safeway	Clean-Up	(C-G) Commercial-General	CO	(R-L) Residential-low Density	R1
54	0.3	West side S Main Street SFDs S of Safeway	Clean-Up	(C-G) Commercial-General	CO	(R-L) Residential-low Density	R1
55	2.48	Locust Street Residential	Opportunity	(M-G) Industrial-General	MH	(R-M) Residential-Medium Density	R-2
56	3.96	Medical Office next to Former Hospital Site	Opportunity	(P-S) Public - Service	PF	(C-G) Commercial-General	C1
57	1.3	West side S Main Street SFDs S of Safeway	Clean-Up	(C-G) Commercial-General	CO	(R-L) Residential-low Density	R1
58	6.15	W side of Locst St 2	Opportunity	(R-L) Residential-low Density	R1	(R-M) Residential-Medium Density	R2
59	12.14	Baechtel Road	Opportunity	(M-G) Industrial-General	MH	(GM-U) General Mixed Use	GU
60	13.5	Blosser Lane Elementary School	Clean-Up	(M-G) Industrial-General	ML	(P-S) Public - Service	PF
61	0.88	W side of Locst St 1	Opportunity	(R-L) Residential-low Density	R1	(R-M) Residential-Medium Density	R2
64	1.96	Baechtel Road	Opportunity	(C-G) Commercial-General	C1	(GM-U) General Mixed Use	GU
65	0.42	97 Baechtel Road Residential	Clean-Up	(C-G) Commercial-General	C1	(R-M) Residential-Medium Density	R2
66	0.57	E Side of Baechtel Rd	Clean-Up	(M-G) Industrial-General	ML	(R-M) Residential-Medium Density	R2
68	0.66	1471 South Main Street Commercial	Clean-Up	(R-M) Residential-Medium Density	R2	(C-G) Commercial-General	C2
69	4.57	US 101 or CCC	Clean-Up	(M-G) Industrial-General	MH	(P-S) Public - Service	PF
70	2.33	#2 E Side of S Main Street	Clean-Up	(C-G) Commercial-General	C2	(R-M) Residential-Medium Density	R2
71	1.13	East Hill Road	Clean-Up	(C-G) Commercial-General	IP	Agricultural - General (A-G).	A
72	1.74	#3 E Side of S Main Street	Clean-Up	(C-G) Commercial-General	C1	(R-M) Residential-Medium Density	R2
73	9.53	East Hill Road	Clean-Up	Open Space - Recreation (O-S)	OS	Agricultural - General (A-G).	A

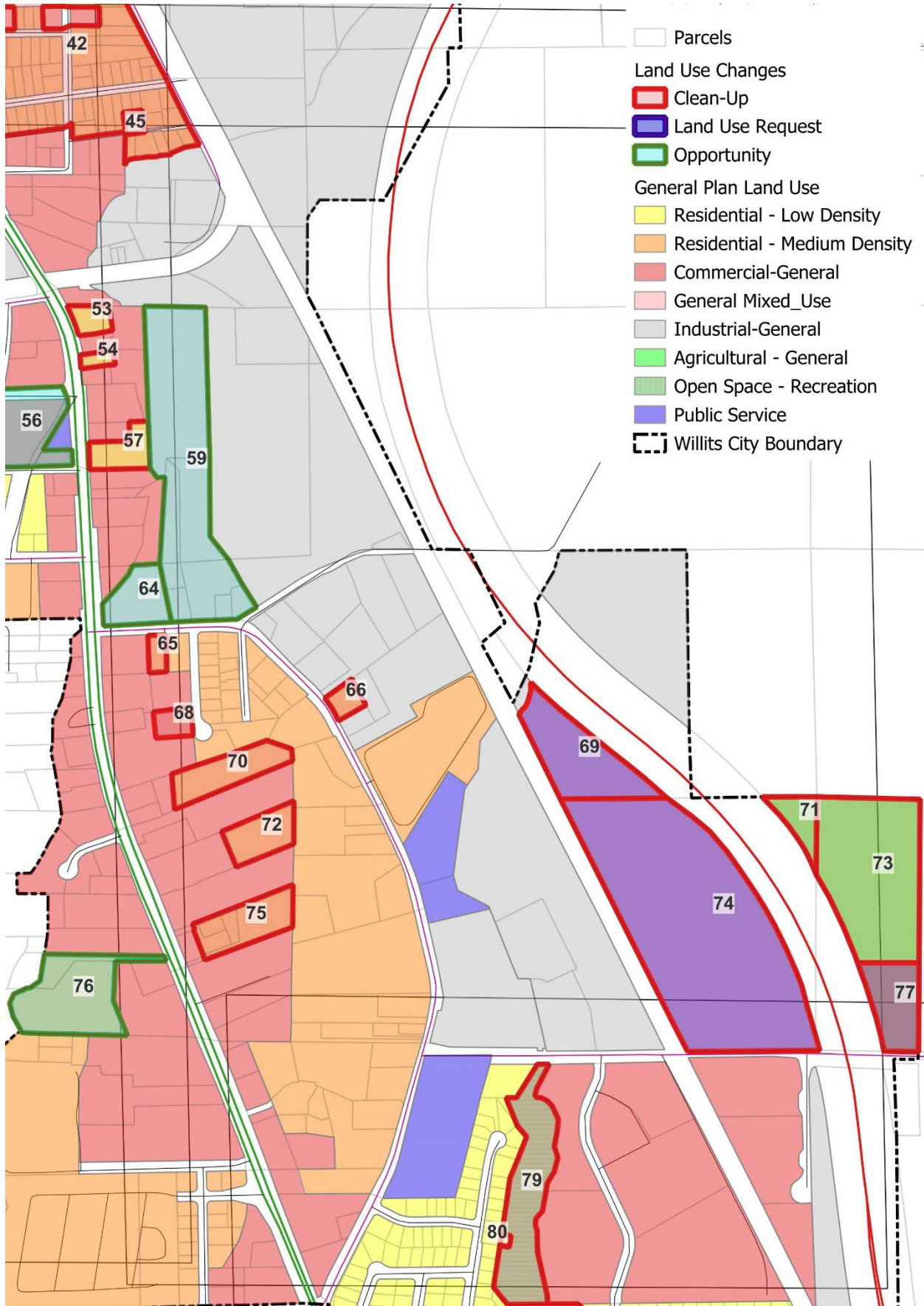
Change Number	Acres	Site Description	Change Type	Current		Proposed	
				General Plan	Zone	General Plan	Zone
74	22.68	US 101 or CCC	Clean-Up	(C-G) Commercial-General	IP	(P-S) Public - Service	PF
75	2.48	#1 E Side of S Main Street	Clean-Up	(C-G) Commercial-General	C2	(R-M) Residential-Medium Density	R2
76	4.76	South Main Street Vacant Commercial	Opportunity	(C-G) Commercial-General	C1	(R-M) Residential-Medium Density	R3
77	2.62	East Hill Road	Land Use Request	Open Space - Recreation (O-S)	OS	(R-L) Residential-low Density	R1
79	5.39	Haehl Creek Trail	Clean-Up	(M-G) Industrial-General	IP	(O-S) Open Space - Recreation	OS
80	0.07	Haehl Creek Trail	Clean-Up	(M-G) Industrial-General	IP	(R-L) Residential-low Density	R1
81	7.67	Haehl Creek Trail	Clean-Up	(R-L) Residential-low Density	R1	(O-S) Open Space - Recreation	OS
83	11.14	Haehl Creek area	Clean-Up	(R-S) Residential-Suburban	RE	(R-S) Residential-Suburban	RE
84	59.93	South Haehl Creek Area	Opportunity	(R-S) Residential-Suburban	RE	(R-M) Residential-Medium Density-Urban Reserve (UR)	RE

# Attachment A Land Use Change Index Maps

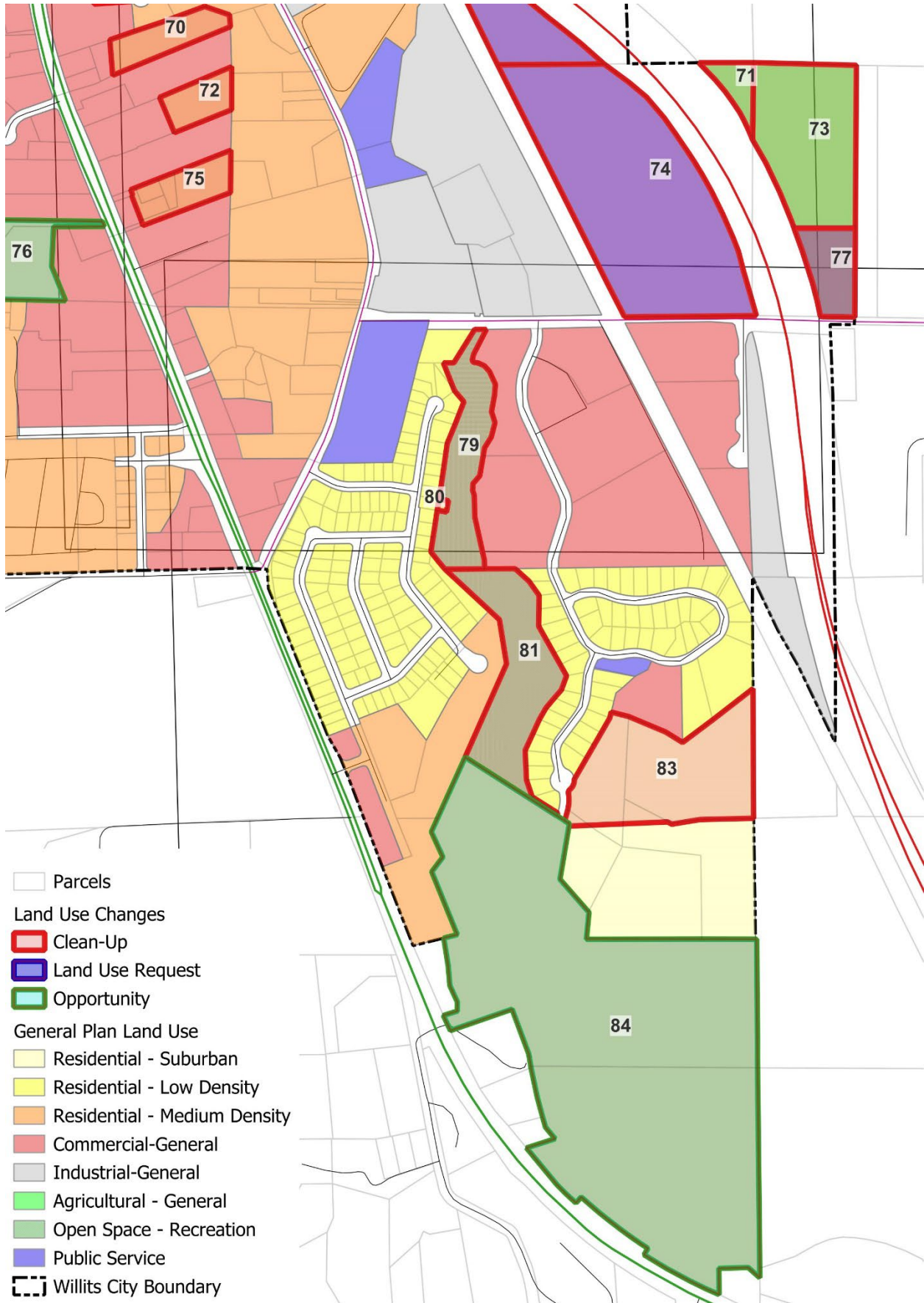










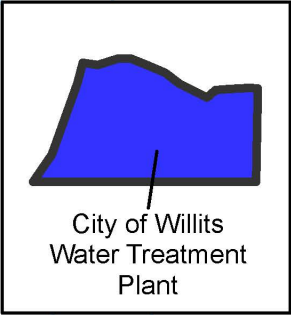
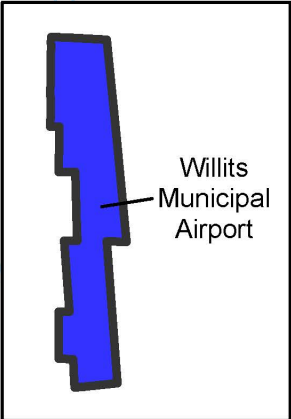
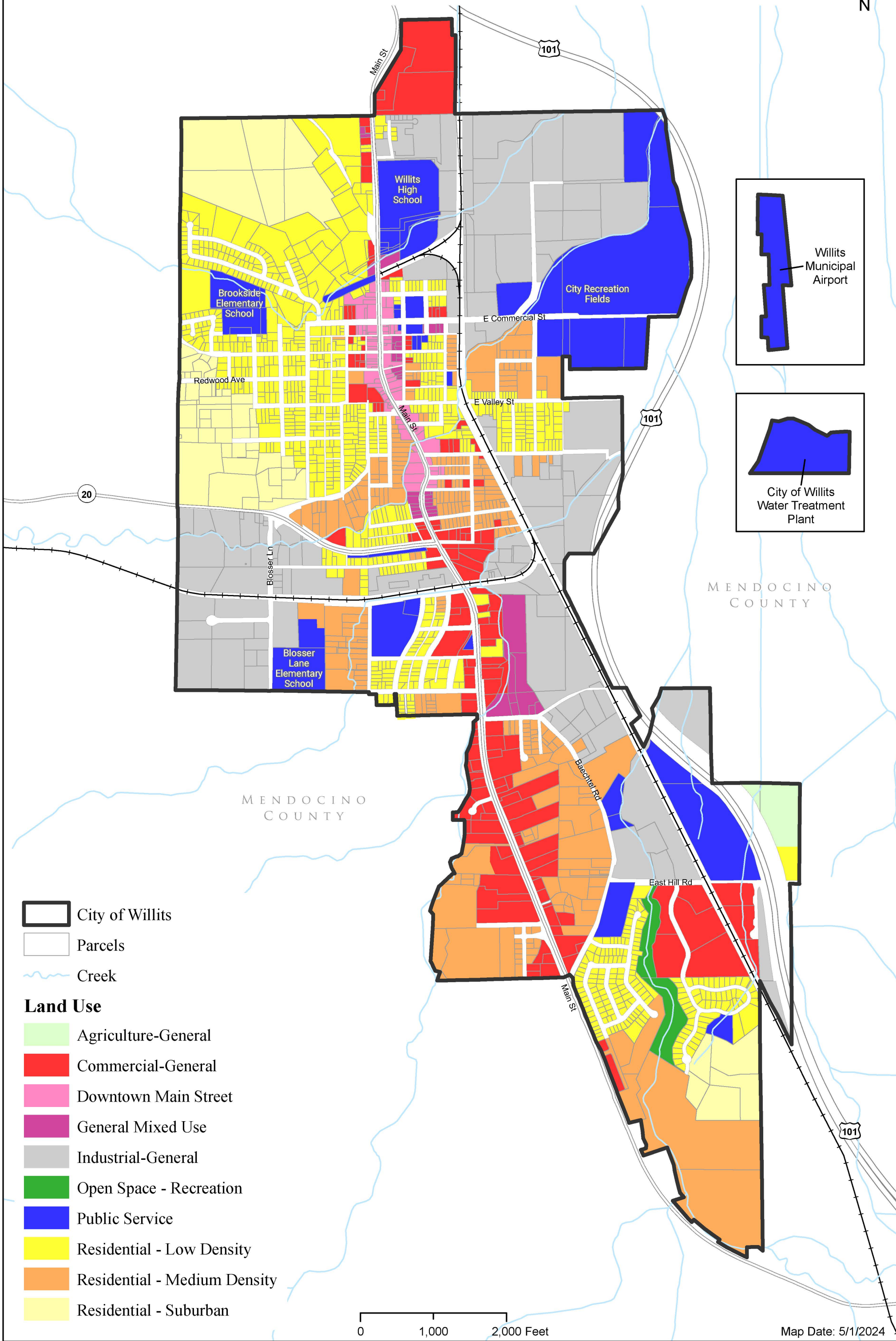


**Attachment B: Table 3-1: General Plan Land Use Designations (Revised)**

<b>Land Use</b>	<b>R-S</b>	<b>R-L</b>	<b>R-M</b>	<b>GM-U</b>	<b>DM-U</b>	<b>C-G</b>	<b>M-G</b>	<b>A-G</b>	<b>O-S</b>	<b>P-S</b>
<b>Residential</b>										
Single Residence	✓	✓	✓	✓	✓			✓		
Duplex Dwelling		✓	✓	✓	✓	✓				
Multiple Dwellings, up to four		✓	✓	✓	✓	✓				
Multiple Dwellings, four or greater			✓	✓	✓	✓				
Mobile Home Parks			✓			✓				
Live/Work				✓	✓	✓	✓	✓		
<b>Commercial</b>										
Neighborhood Commercial	✓	✓	✓	✓	✓	✓				
Office and Professional Offices				✓	✓	✓				
Retail Services				✓	✓	✓	✓			
Retail Sales				✓	✓	✓				
Wholesaling, Storage and Distribution						✓	✓			
Heavy Commercial						✓	✓			
<b>Visitor Accommodation</b>										
Hotels, Motels, Inns				✓	✓	✓				
Campgrounds and RV Parks	✓							✓		
Community Assembly	✓	✓	✓	✓	✓	✓		✓		✓
<b>Industrial</b>										
Research and Development						✓	✓			
Light Industrial							✓			
Heavy Industrial							✓			
<b>Other</b>										
Agriculture	✓						✓	✓	✓	✓
Health Care Services and Hospital						✓				✓
Private Institutions	✓	✓	✓	✓	✓	✓				✓
Public Facilities and Essential Services	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Resource-Related Recreation	✓								✓	✓

<b>Land Use</b>	<b>R-S</b>	<b>R-L</b>	<b>R-M</b>	<b>GM-U</b>	<b>DM-U</b>	<b>C-G</b>	<b>M-G</b>	<b>A-G</b>	<b>O-S</b>	<b>P-S</b>
Habitat Restoration and Management	✓								✓	✓
<b>Development Density/Intensity Standards</b>										
<b>Maximum Density</b> (dwelling units per acre)	0.52	15	30	30	30	30	N/A	0.205	N/A	N/A
<b>Minimum Density</b> (dwelling units per acre)	0	0	15	15	15	15	N/A	0	N/A	N/A
<b>Maximum Floor Area Ratio</b> (building area ÷ lot area)	N/A	N/A	N/A	2.0	3.0	2.0	1.0	N/A	N/A	N/A
<b>Consistent Zones</b>										
Agricultural (A)	✓							✓	✓	✓
Residential Estates (RE)	✓									
Single-Family Residence (R1)		✓								
Residential Medium-Density (R2)		✓	✓							
Multiple-Residence (R3)			✓	✓	✓					
General Mixed-Use (GU)				✓	✓					
Main Street Mixed-Use (DU)					✓					
Community Commercial (C1)				✓	✓	✓				
Heavy Commercial (C2)						✓				
Limited Industrial (ML)							✓			
Heavy Industrial (MH)							✓			
Industrial Park (I-P)						✓	✓			
Open Space (OS)										
Public Facility (PF)									✓	✓

# City of Willits General Plan Land Use Map



- City of Willits
- Parcels
- Creek

**Land Use**

- Agriculture-General
- Commercial-General
- Downtown Main Street
- General Mixed Use
- Industrial-General
- Open Space - Recreation
- Public Service
- Residential - Low Density
- Residential - Medium Density
- Residential - Suburban

0 1,000 2,000 Feet

Map Date: 5/1/2024