

City of Willits

Land Use Element & Sphere of Influence Update



City Council Hearing
September 11, 2024

PLANWEST
PARTNERS, INC. 

Focus of Tonight's Meeting

- ▶ **Proposed Changes to Land Use Designations**
 - ▶ Proposed Mixed-Use Land Use Designations
 - ▶ Provide Additional Land Use criteria consistent with state law, such as Floor Area Ratios (FAR) for non-residential uses, density ranges for residential uses, and additional information regarding allowable uses
- ▶ **Proposed Changes to the Land Use Map**
 - ▶ Land Use Requests
 - ▶ Changes that Represent “Opportunities” to the City
 - ▶ Land Use Mapping Cleanups
- ▶ **Draft Land Use Element Environmental Impact Report Summary**

Land Use Element Update Prior Meetings

▶ **Advisory Committee Meetings**

▶ January 30, 2023; February 27, 2023; March 21, 2023; July 31, 2023

▶ **Public Open House**

▶ March 29, 2023: 11:30 am – 2:00 pm & 5:30 pm – 8:00 pm

▶ **City Council Meetings**

▶ April 10, 2023; June 21, 2023, August 28, 2024



Community Outreach



TIME IS RUNNING OUT TO TAKE THE SURVEY!!

SURVEY CLOSES MAY 1ST




WE WANT YOUR FEEDBACK

SCAN ME



Scan the QR code with your phone to fill out our online survey and share your input.


Survey



City of Willits | General Plan Land Use Element Update

COMMUNITY OPEN HOUSE

Let us know what you think!



TAKE THE SURVEY!

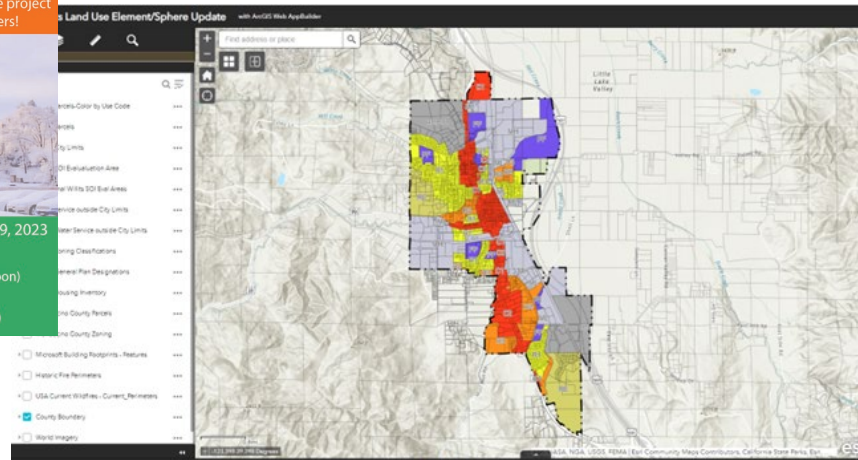
Come learn about the project and talk to the planners!

WHERE:
Willits Community Center
111 East Commercial Street

MORE INFO AT:
www.willitslanduseupdate.com

Wednesday, March 29, 2023
TWO SESSIONS:
11:30-2:00pm (afternoon)
--OR--
5:30-8:00pm (evening)

Open House



Land Use Element/Sphere Update with ArcGIS Web Application

Legend:

- Microsoft Building Footprints - Features
- Historic Fire Perimeters
- USA Current States - Current_Perimeters
- County Boundary
- World Imagery

WebGIS Application

Welcome



The City of Willits is in the process of updating its General Plan Land Use Element. The Land Use Element will identify available land inside and outside the existing city boundary to accommodate housing and business/employment growth over the next 20 years or more. Together with Zoning Amendments, the Land Use Element will establish policies and programs to regulate construction and development within the City and will serve to streamline the development approval process.

What should the future of Willits look like?

We are very interested to learn about your expectations, priorities, and concerns about Willits. Be sure to sign up for project updates, submit comments, or fill out a property owner zone change request to be considered as part of this planning process. Follow this link to [Land Use Element Update Frequently Asked Questions](#).

[Sign up for Project Updates](#)

Web Page

<https://willitslanduseupdate.com/>

Quick Links

- [Get to Know Willits Land Use & Zoning](#)
- [Property Owner Zone Change Request](#)
- [Sign up for Project Updates](#)
- [City of Willits Homepage](#)
- [Community Meetings](#)

News & Announcements

- [Land Use Element Process and Timeline](#)
- [Email to the Project Update Email List \(8/23/2024\) \(pdf\)](#)
- [City of Willits General Plan Land Use Element Draft Programmatic EIR \(pdf\)](#)
- [City of Willits General Plan Land Use Element Draft Programmatic EIR Appendices \(pdf\)](#)
- [Public Review Draft City of Willits Land Use Element Update \(June 26, 2024\) \(pdf\)](#)
- [June 21st Willits City Council Special Meeting - General Plan Land Use Element Update Workshop](#)
- [Willits Land Use Element Survey Summary](#)
- [Notice of Preparation for the Program Environmental Impact Report](#)

Land Use Element Approval Process & Timeline

- ▶ Public Review Draft Land Use Element (LUE) Released 6/26/2024
- ▶ Draft Environmental Impact Report (EIR) Released 7/25/2024
- ▶ Public Comments on Draft EIR Due 9/13/2024
- ▶ Council Hearing #1: Proposed SOI & Land Use Policy 8/28/2024
- ▶ Council Hearing #2: Proposed Land Use Changes 9/11/2024
- ▶ Final EIR Proposed to be Prepared & Distributed 10/10/2024
- ▶ Council Hearing #3: Final EIR Certification & LUE Adoption 10/23/2024

Proposed Changes to General Plan Land Use Designations

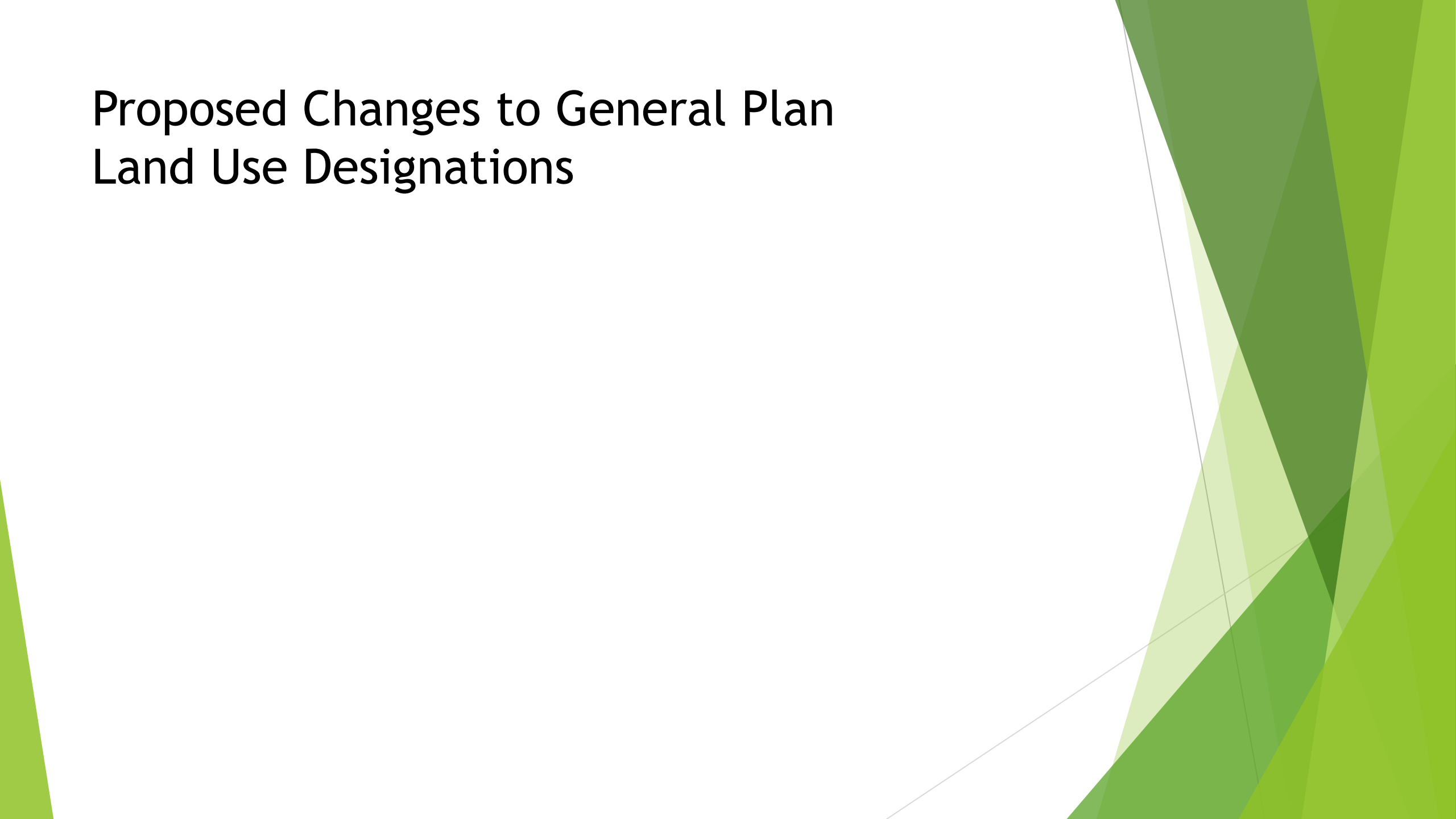


Table 2-1: General Plan Land Use Designation Summary Table

Land Use Designation		Density Range*	Floor Area Ratio (FAR)
R-S	Residential-Suburban	0 – 2 units/acre*	N/A
R-L	Residential-low Density	0 - 15 units/acre	N/A
R-M	Residential-Medium Density	15 - 30 units/acre	N/A
DM-U	Main Street Mixed Use	0 - 30 units/acre	3.0
GM-U	General Mixed Use	0 - 30 units/acre	2.0
C-G	Commercial-General	N/A	2.0
M-G	Industrial-General	N/A	1.0
A-G	Agricultural - General	0 – 1 unit/five acres*	N/A
O-S	Open Space - Recreation	N/A	N/A
P-S	Public Service	N/A	N/A

*** Reflects corrections from Public Review Draft**

LU-10.1 Residential Land Use Designations

- ▶ **Residential-Suburban (R-S)** Intended to provide a transition from rural to urban areas where soils, topography, and site conditions are more appropriate for large lot residential uses. [Density Range 0 – 2 housing units per acre]
- ▶ **Residential-Low Density (R-L)** Applied in areas where City services are available or planned and single family residential is the dominant use. [Density Range 0 – 15 housing units per acre]
- ▶ **Residential-Medium Density (R-M)** 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. [Density Range 15 – 30 housing units per acre]

LU-10.2 Mixed Use Land Use Designations

- ▶ **Main Street Mixed Use (DM-U).** 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. [Density Range 0 – 30 housing units per acre / 3.0 Floor Area Ratio]
- ▶ **General Mixed Use (GM-U).** 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. [Density Range 0 – 30 housing units per acre / 2.0 Floor Area Ratio]

Commercial & Industrial Land Use Designations

- ▶ **LU-10.3, Commercial-General (C-G)** Provides for a broad range of commercial uses. [Density Range N/A / 2.0 Floor Area Ratio]
- ▶ **LU-10.4, Industrial-General (M-G)** provides for a broad range of industrial uses. [Density Range N/A / 1.0 Floor Area Ratio]

LU-10.5 Resource and Public Land Use Designations

- ▶ **Agricultural - General (A-G).** Applied 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. [Density Range 0 - 1 dwelling unit per five acres/ Floor Area Ratio N/A]
- ▶ **Public - Service (P-S).** Applied 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. [Density Range N/A / Floor Area Ratio N/A]
- ▶ **Open Space - Recreation (O-S).** 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. [Density Range N/A / Floor Area Ratio N/A]

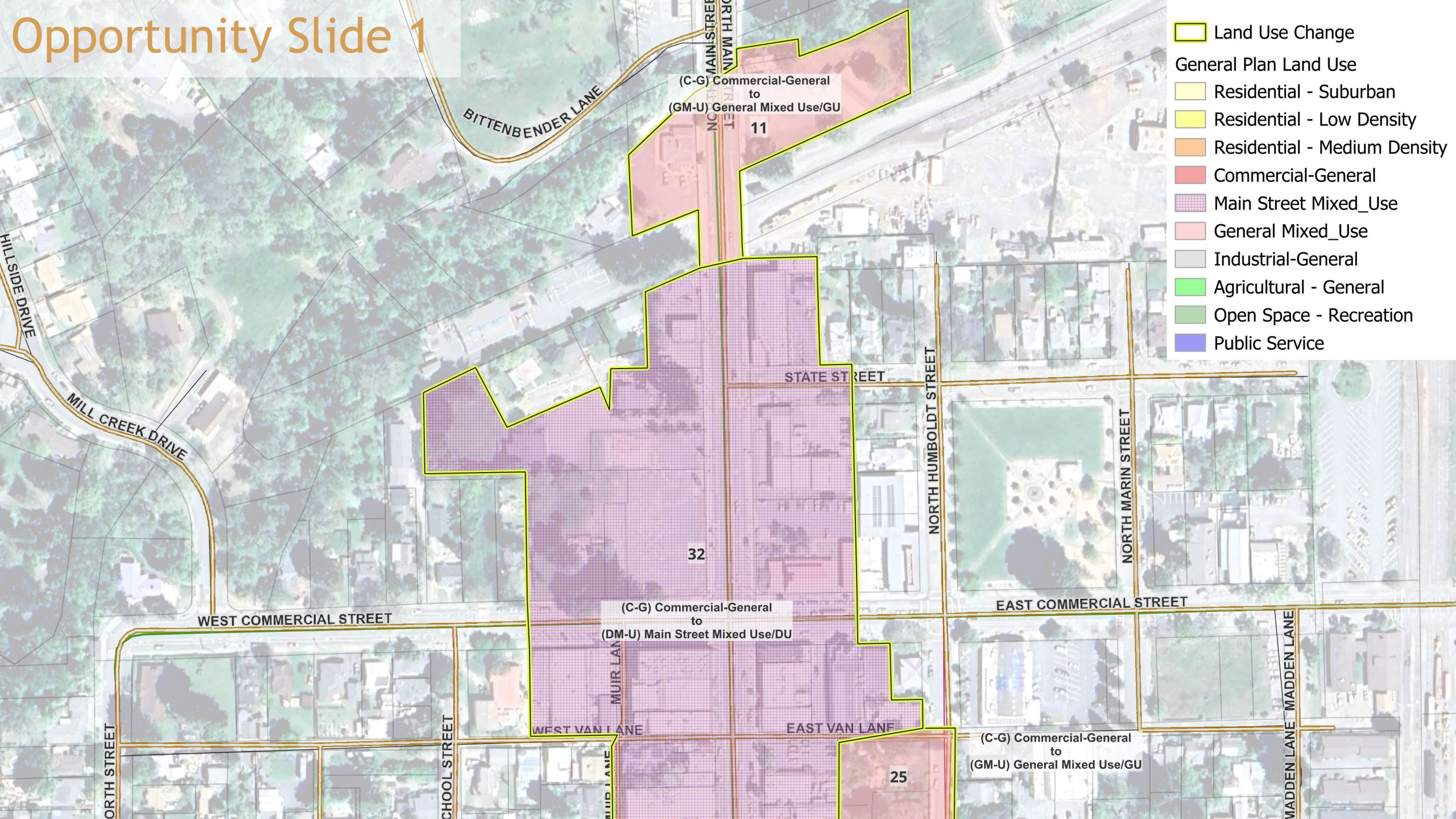
LU-10.6 Land Use Map Overlay Designations

- ▶ **Natural Hazard Area (-G)** applied to lands subject to natural hazards to life, property, and the natural environment. for the protection of persons and property.
- ▶ **Conservation - Floodway (-FW)** applied to waterways and primary drainage channels to indicate the need to protect channels for the free flow of storm waters.
- ▶ **Historical Resources (-H)** applied, for information purposes, to historical resources within the community.
- ▶ **Riparian Areas (-R)** to identify important stream and riparian areas where reasonable buffers should be applied, as part of development review, to protect sensitive fish and wildlife habitats.
- ▶ **Urban Reserve (-UR)** to protect from premature development, lands expected to develop to urban uses and densities when services are available

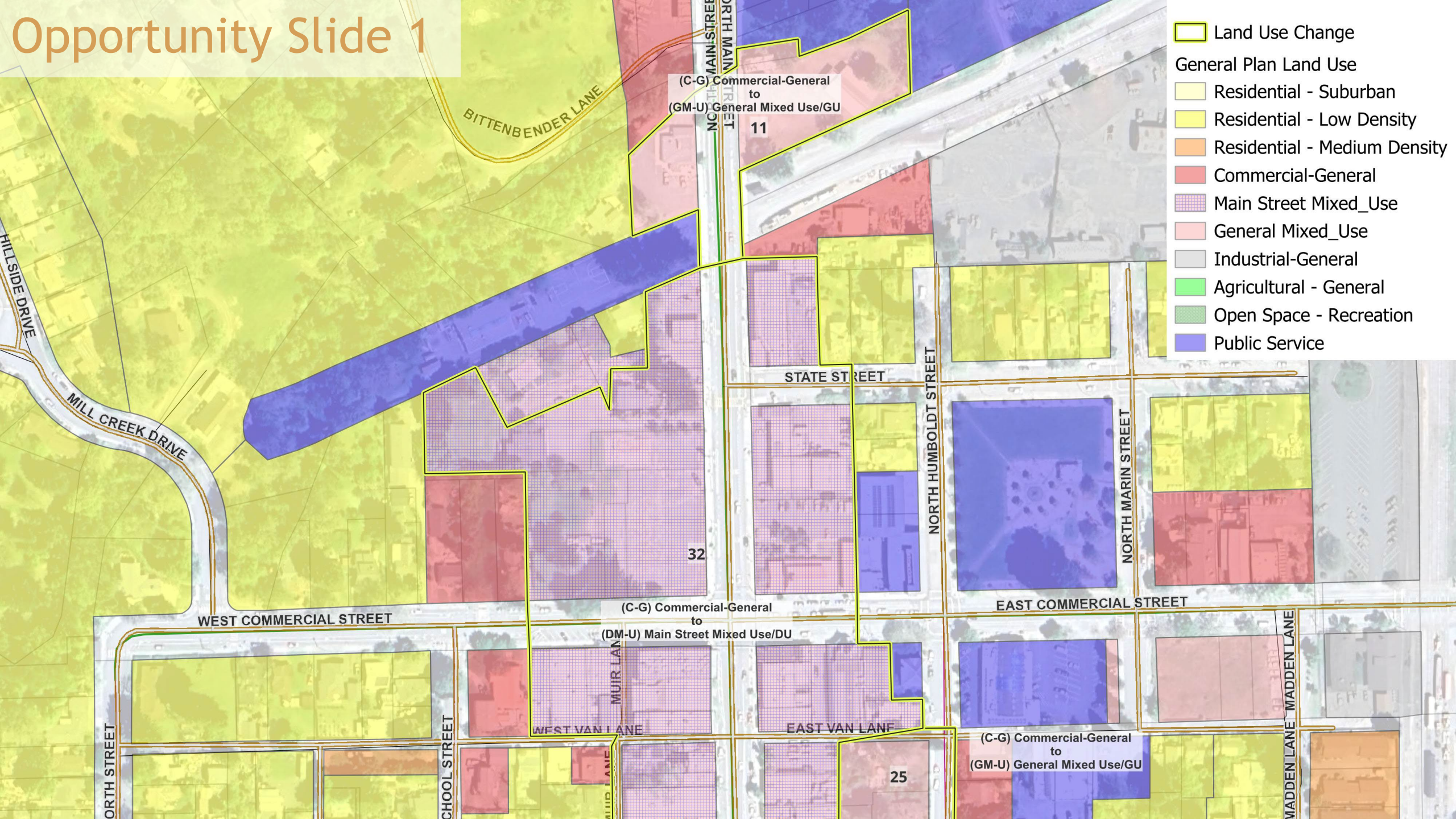
Proposed within City of Willits
“*Opportunity*” Land Use Designation Changes

The slide features a white background with a decorative graphic on the right side. This graphic consists of several overlapping, semi-transparent green shapes in various shades, ranging from light lime green to dark forest green. These shapes are primarily triangular and polygonal, creating a modern, abstract design. A thin, light gray line also runs diagonally across the lower right portion of the slide, intersecting the green shapes.

Opportunity Slide 1



Opportunity Slide 1



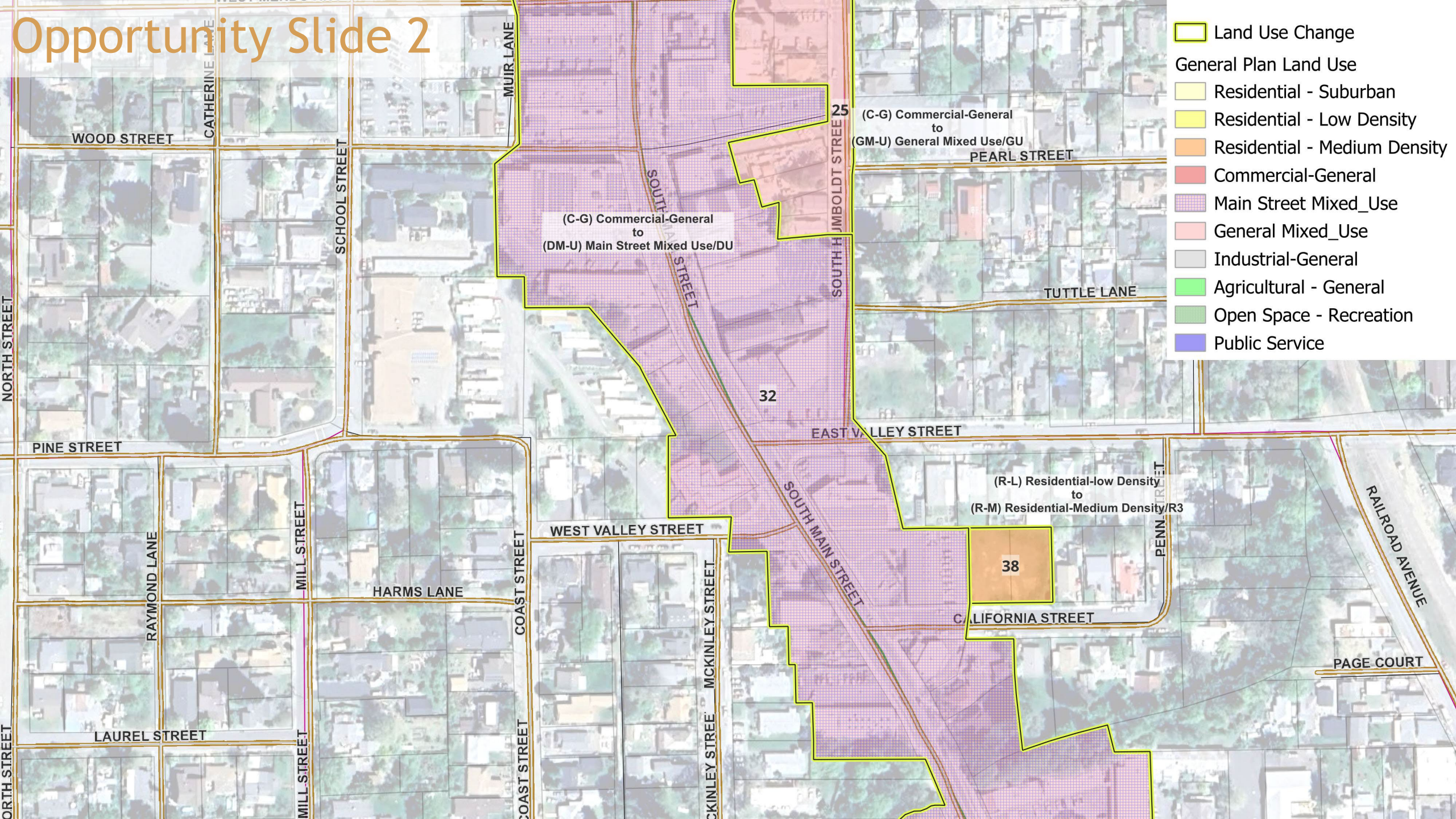
- Land Use Change
- General Plan Land Use
 - Residential - Suburban
 - Residential - Low Density
 - Residential - Medium Density
 - Commercial-General
 - Main Street Mixed_Use
 - General Mixed_Use
 - Industrial-General
 - Agricultural - General
 - Open Space - Recreation
 - Public Service

(C-G) Commercial-General to (GM-U) General Mixed Use/GU 11

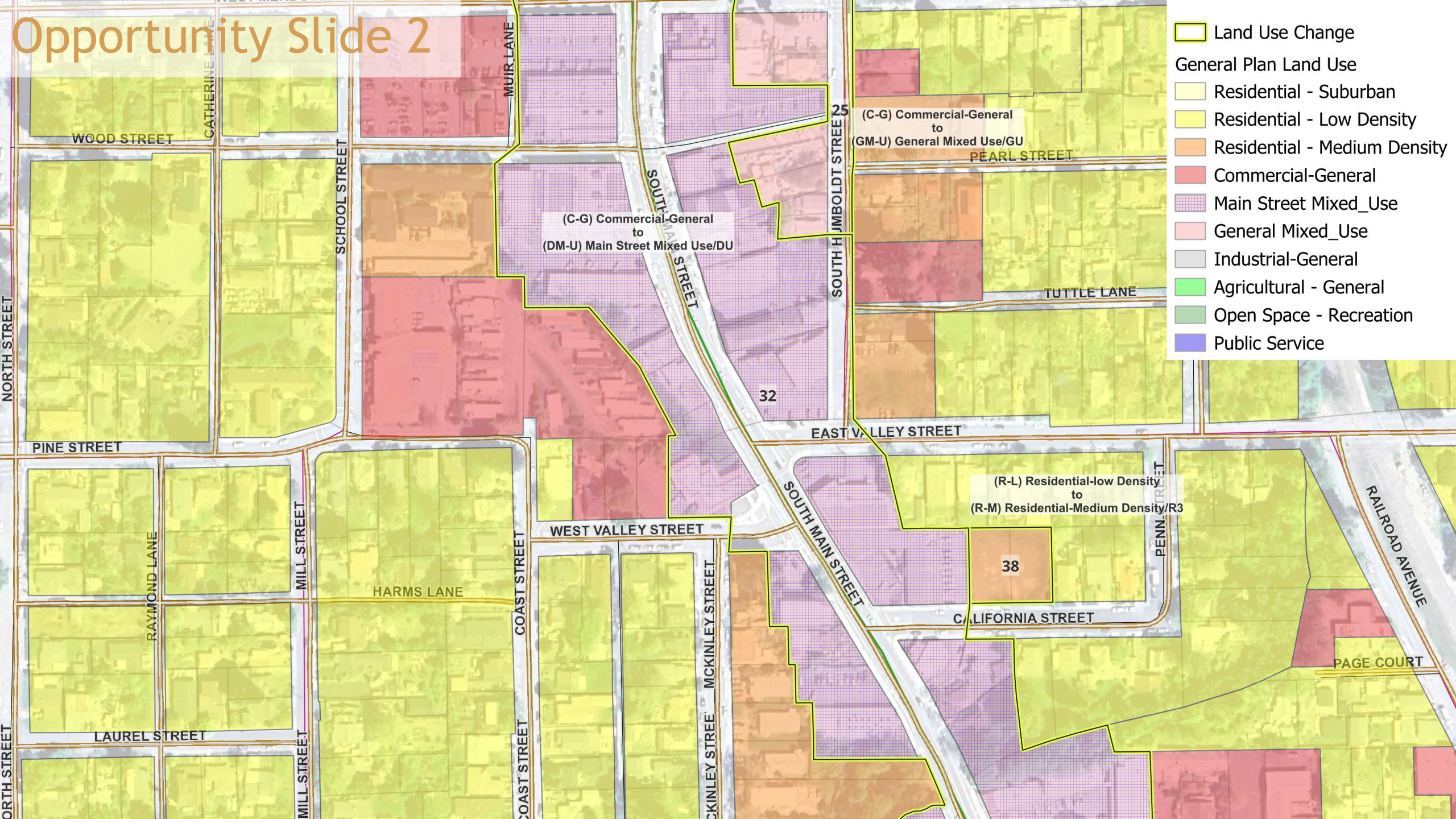
(C-G) Commercial-General to (DM-U) Main Street Mixed Use/DU 32

(C-G) Commercial-General to (GM-U) General Mixed Use/GU 25

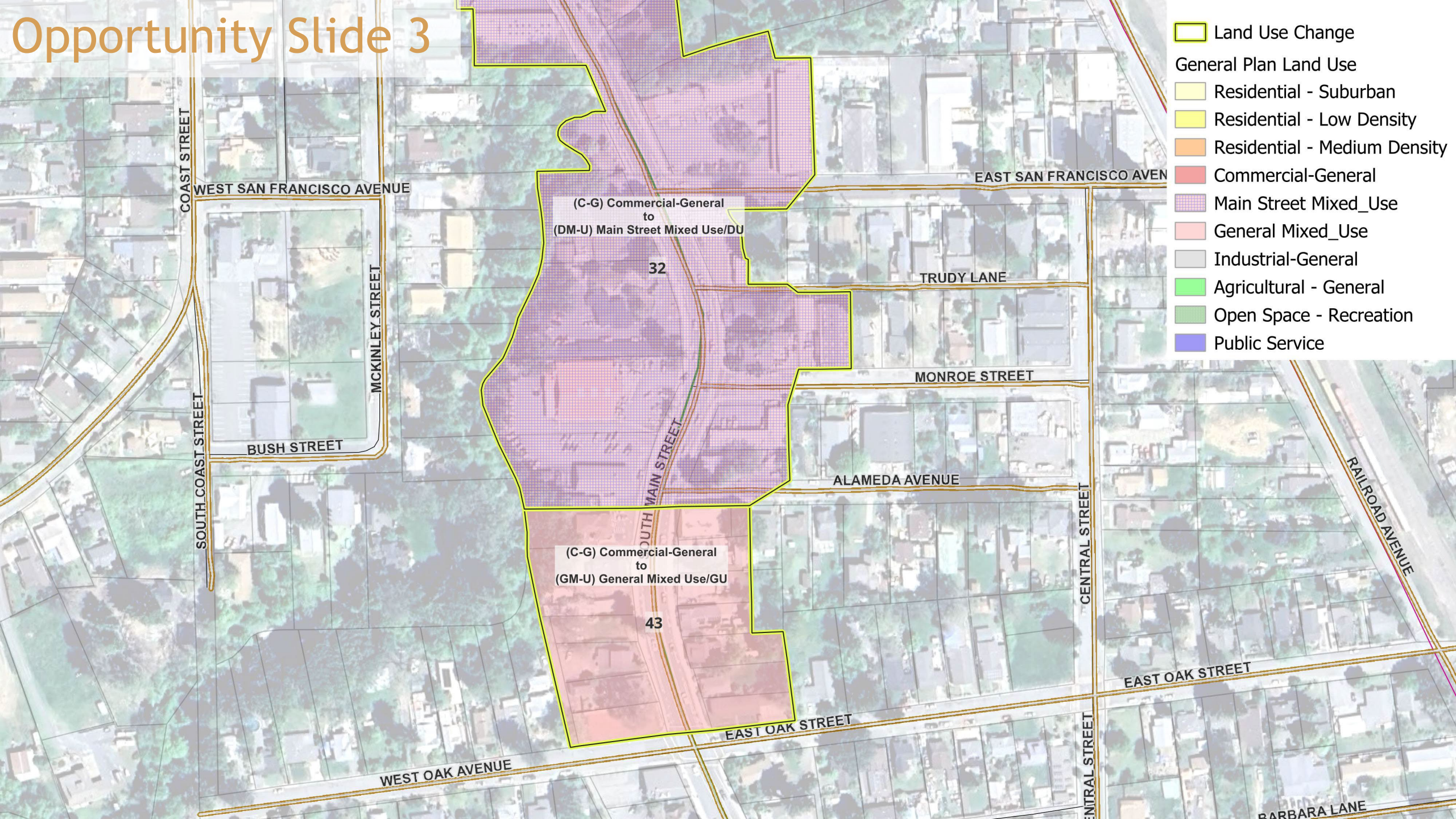
Opportunity Slide 2



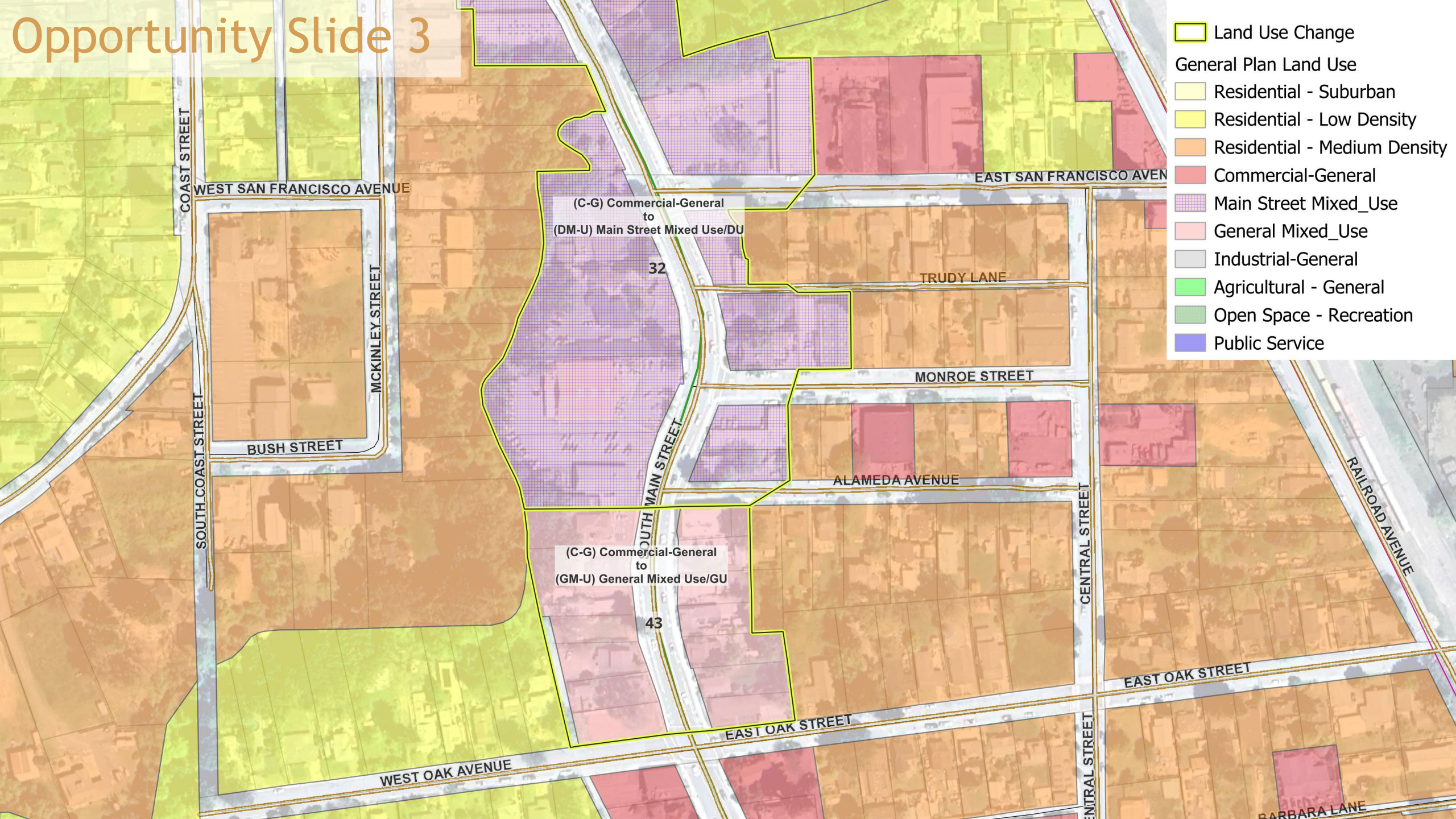
Opportunity Slide 2



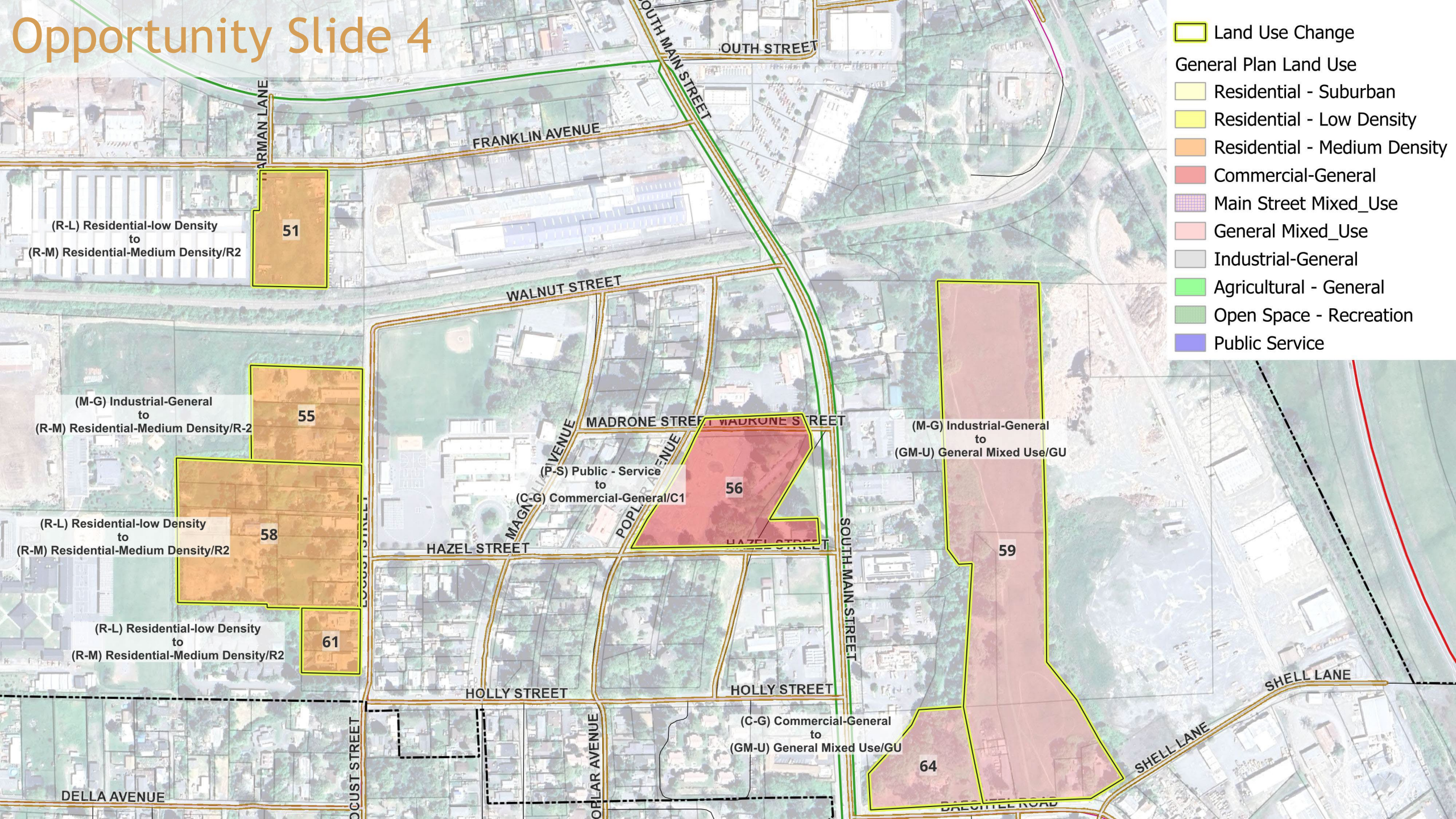
Opportunity Slide 3



Opportunity Slide 3

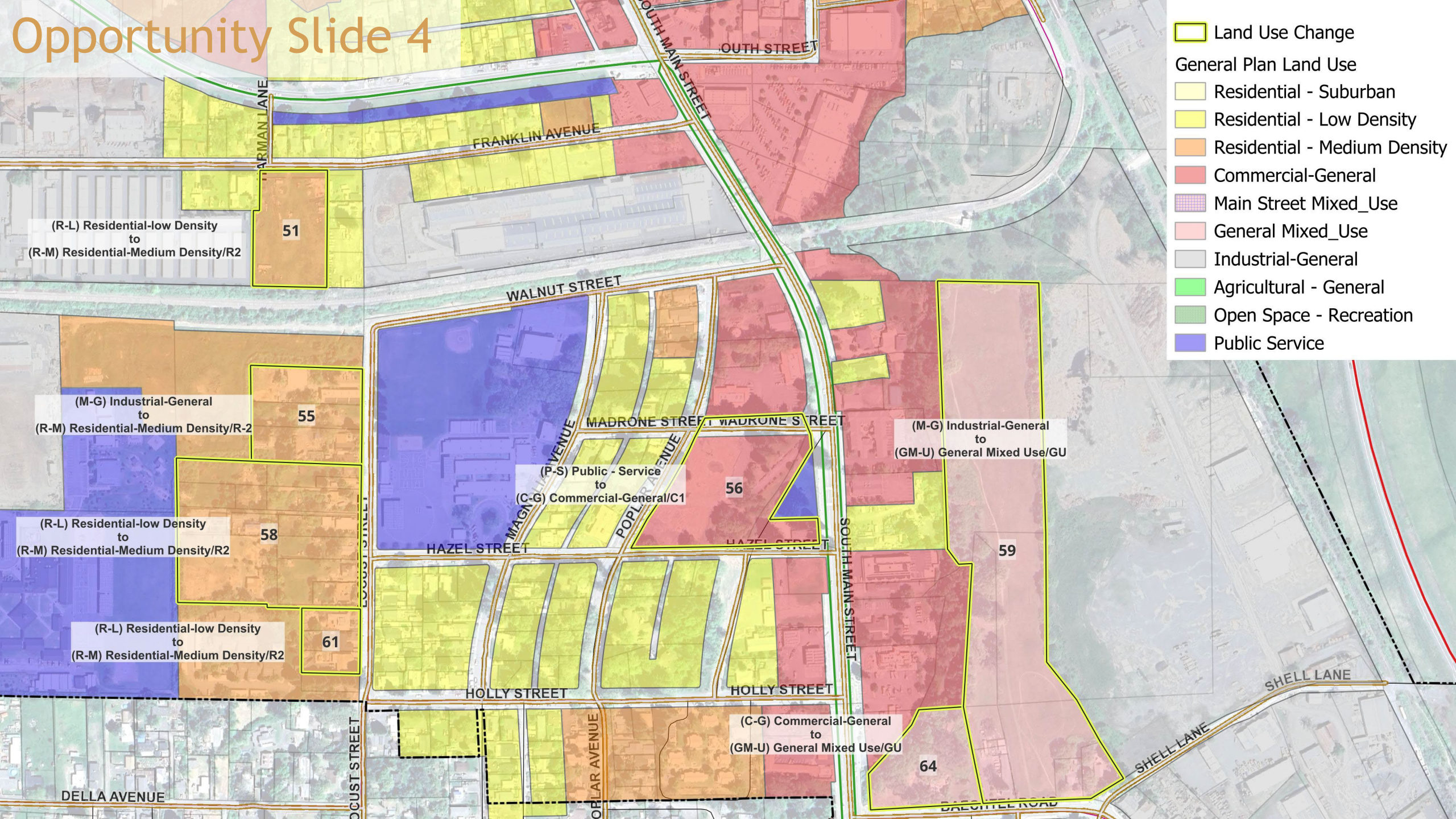


Opportunity Slide 4



- Land Use Change
- General Plan Land Use
 - Residential - Suburban
 - Residential - Low Density
 - Residential - Medium Density
 - Commercial-General
 - Main Street Mixed_Use
 - General Mixed_Use
 - Industrial-General
 - Agricultural - General
 - Open Space - Recreation
 - Public Service

Opportunity Slide 4



- Land Use Change
- General Plan Land Use
 - Residential - Suburban
 - Residential - Low Density
 - Residential - Medium Density
 - Commercial-General
 - Main Street Mixed_Use
 - General Mixed_Use
 - Industrial-General
 - Agricultural - General
 - Open Space - Recreation
 - Public Service

(R-L) Residential-low Density to
(R-M) Residential-Medium Density/R2

51

(M-G) Industrial-General to
(R-M) Residential-Medium Density/R2

55

(R-L) Residential-low Density to
(R-M) Residential-Medium Density/R2

58

(R-L) Residential-low Density to
(R-M) Residential-Medium Density/R2

61

(P-S) Public - Service to
(C-G) Commercial-General/C1

56

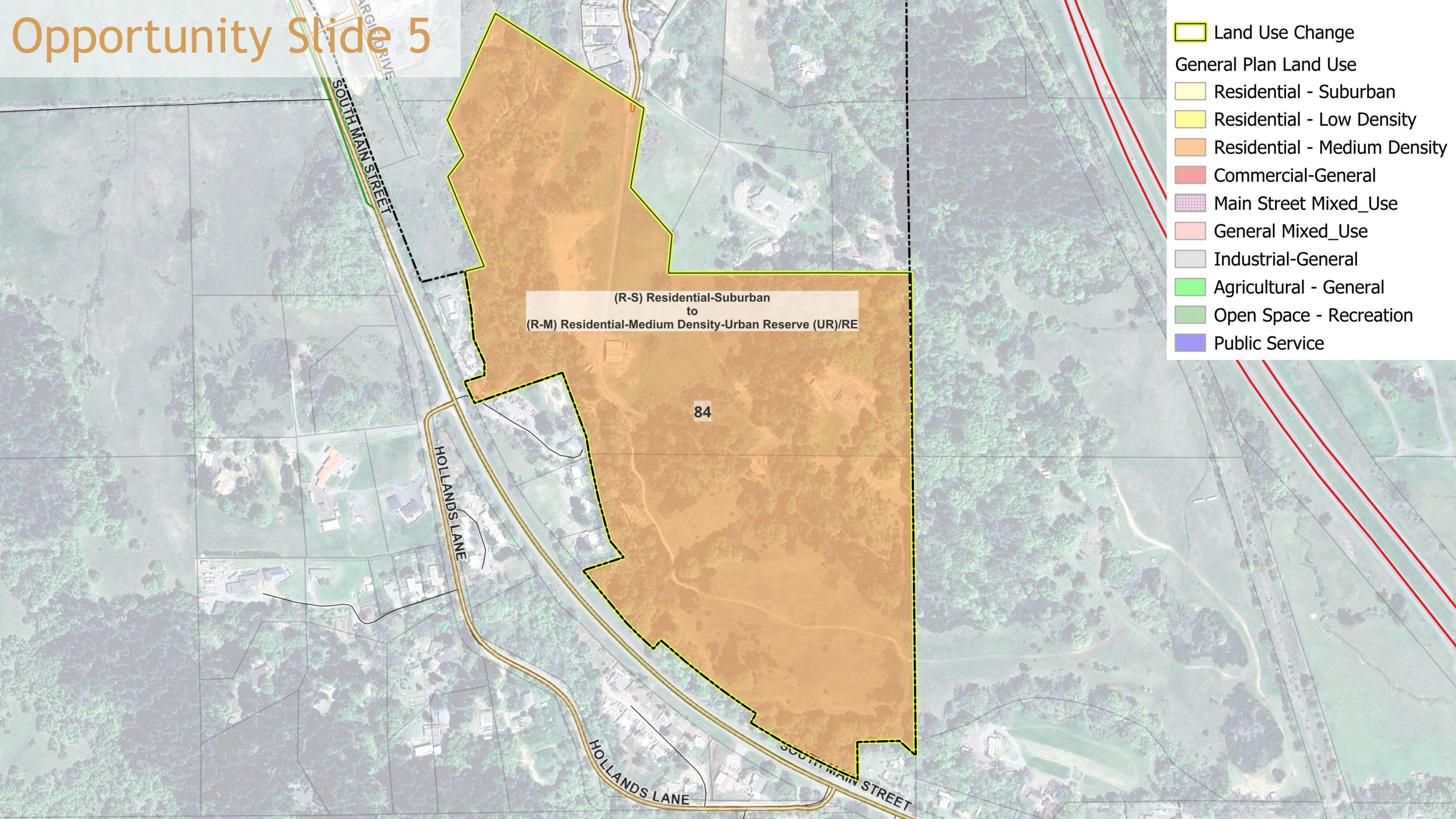
(M-G) Industrial-General to
(GM-U) General Mixed Use/GU

59

(C-G) Commercial-General to
(GM-U) General Mixed Use/GU

64

Opportunity Slide 5

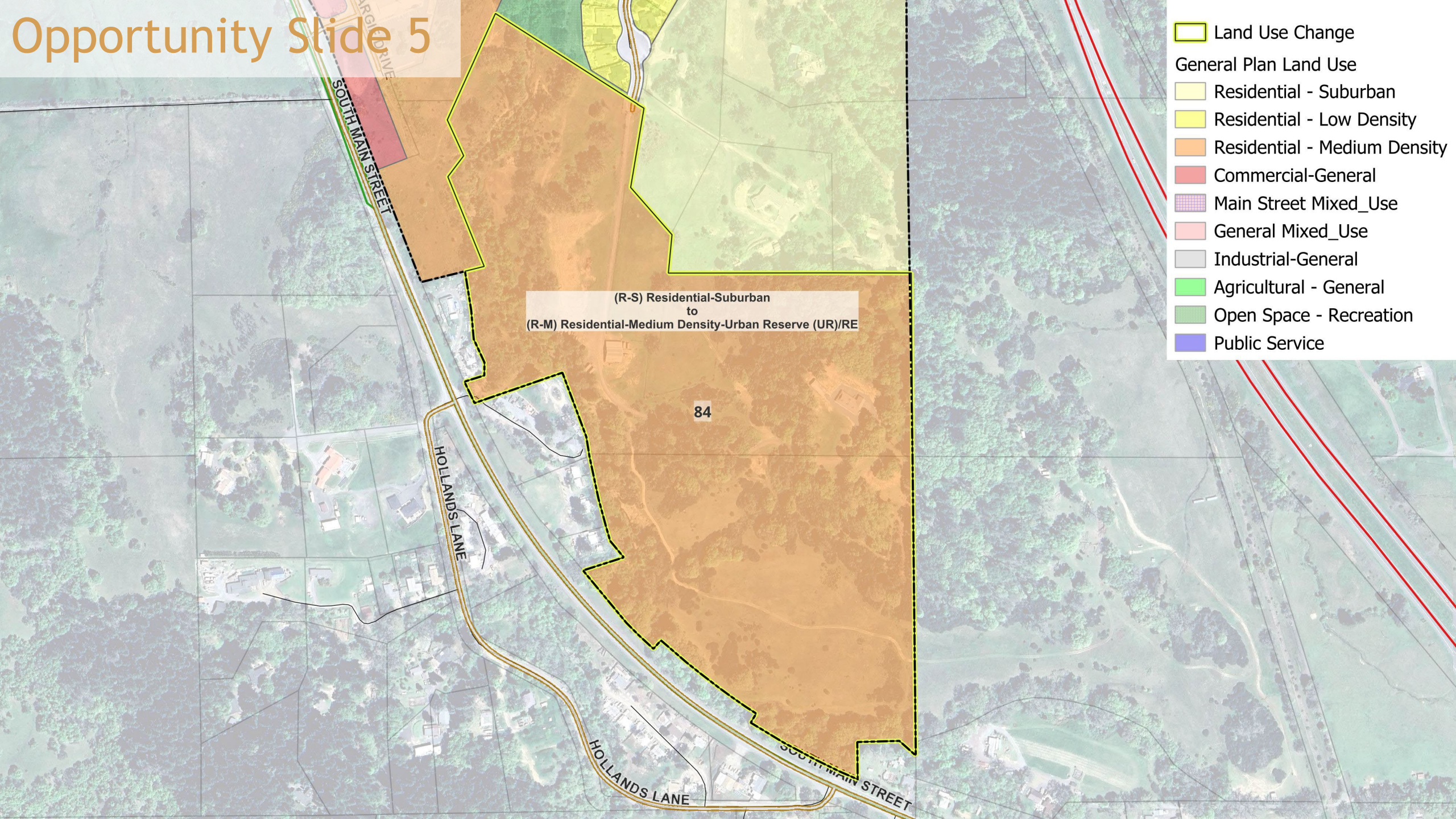


(R-S) Residential-Suburban
to
(R-M) Residential-Medium Density-Urban Reserve (UR/RE)

84

- Land Use Change
- General Plan Land Use
 - Residential - Suburban
 - Residential - Low Density
 - Residential - Medium Density
 - Commercial-General
 - Main Street Mixed_Use
 - General Mixed_Use
 - Industrial-General
 - Agricultural - General
 - Open Space - Recreation
 - Public Service

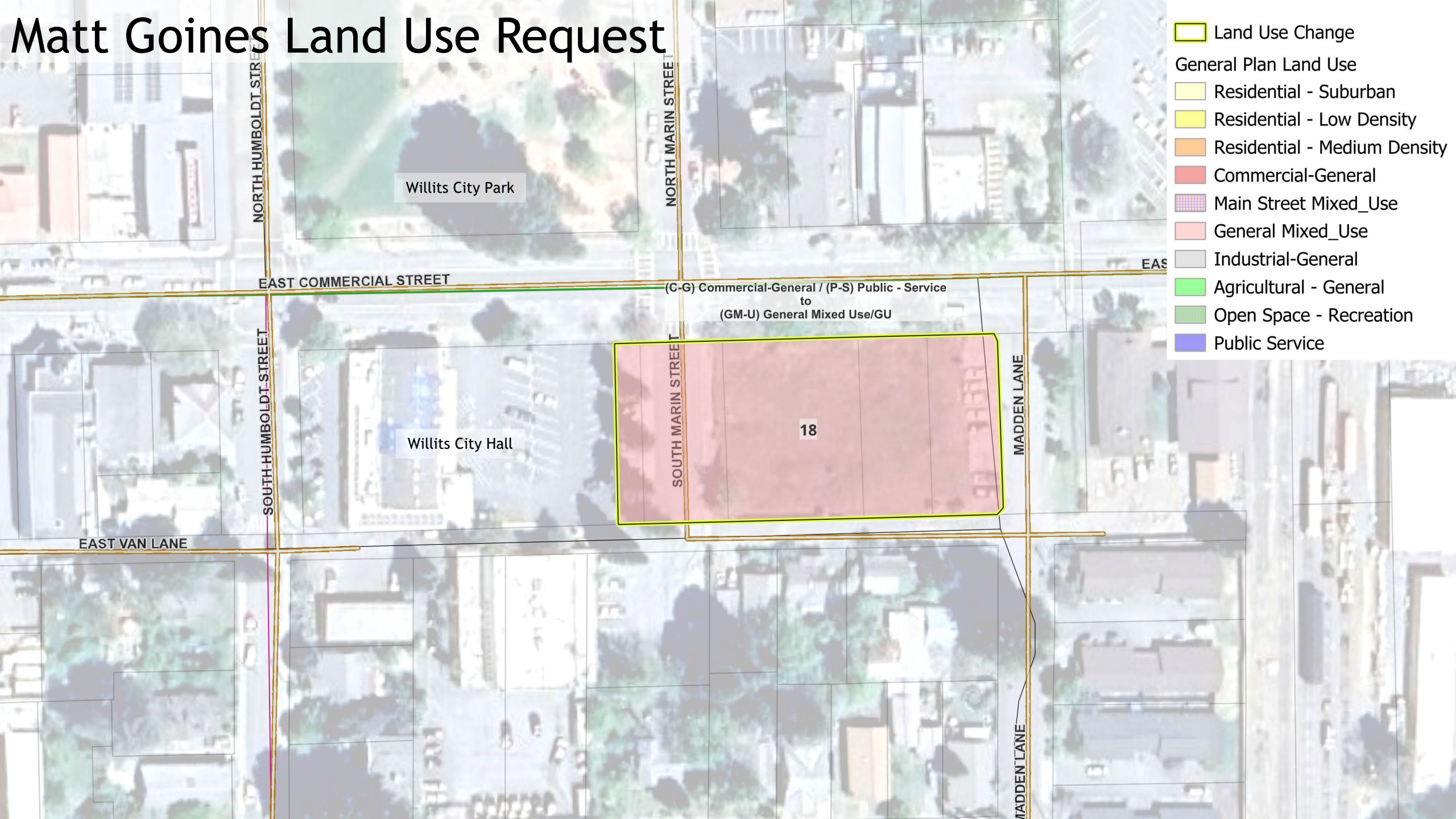
Opportunity Slide 5



Property Owner Land Use Requests

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Matt Goines Land Use Request



- Land Use Change
- General Plan Land Use
 - Residential - Suburban
 - Residential - Low Density
 - Residential - Medium Density
 - Commercial-General
 - Main Street Mixed_Use
 - General Mixed_Use
 - Industrial-General
 - Agricultural - General
 - Open Space - Recreation
 - Public Service

(C-G) Commercial-General / (P-S) Public - Service
to
(GM-U) General Mixed Use/GU

18

Willits City Park

Willits City Hall

NORTH HUMBOLDT STREET

NORTH MARIN STREET

EAST COMMERCIAL STREET

EAS

SOUTH HUMBOLDT STREET

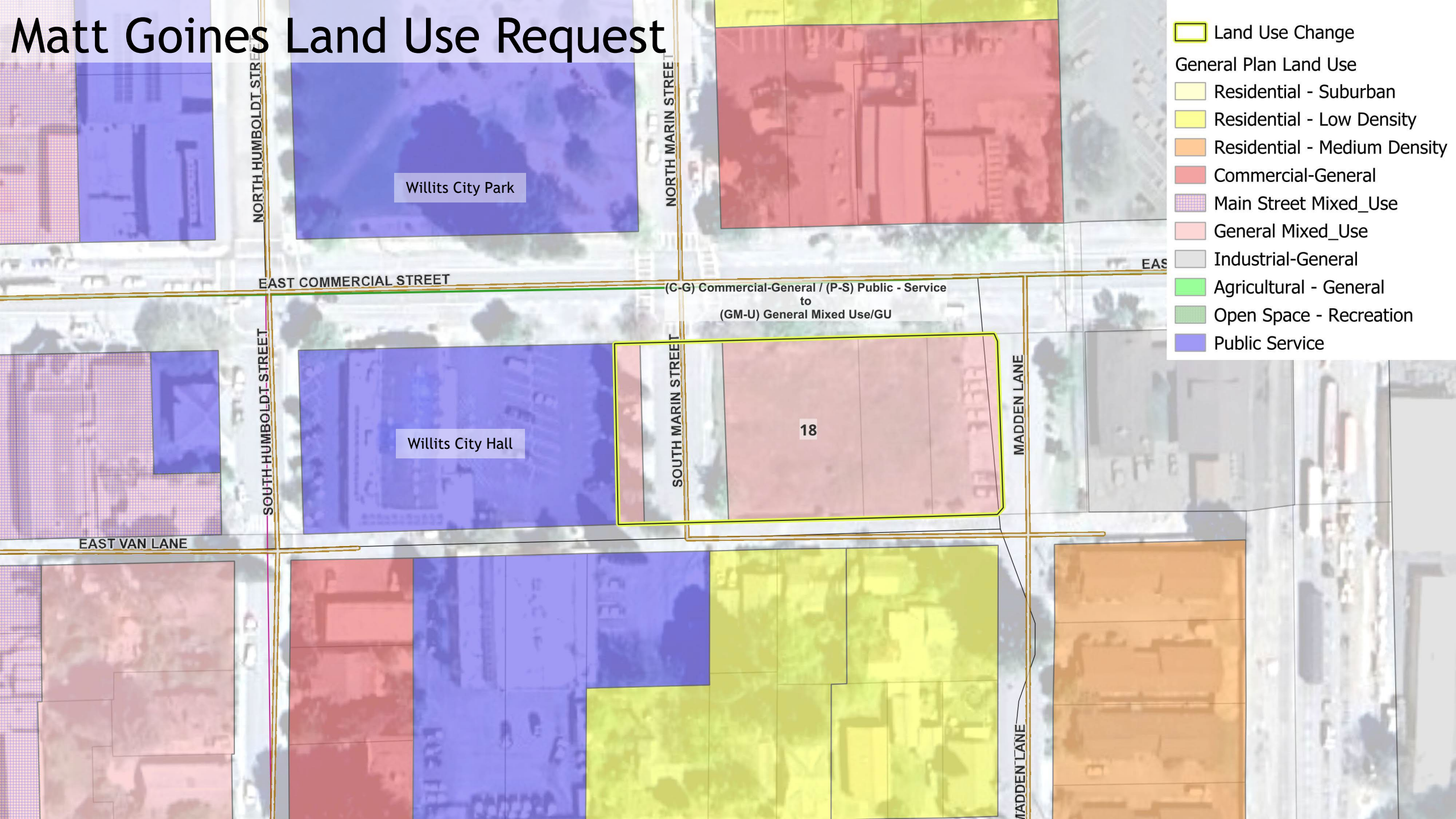
SOUTH MARIN STREET

MADDEN LANE

EAST VAN LANE

MADDEN LANE

Matt Goines Land Use Request



- Land Use Change
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(C-G) Commercial-General / (P-S) Public - Service
to
(GM-U) General Mixed Use/GU

18

Willits City Park

Willits City Hall

NORTH HUMBOLDT STREET

NORTH MARIN STREET

EAST COMMERCIAL STREET

EAST VAN LANE

SOUTH HUMBOLDT STREET

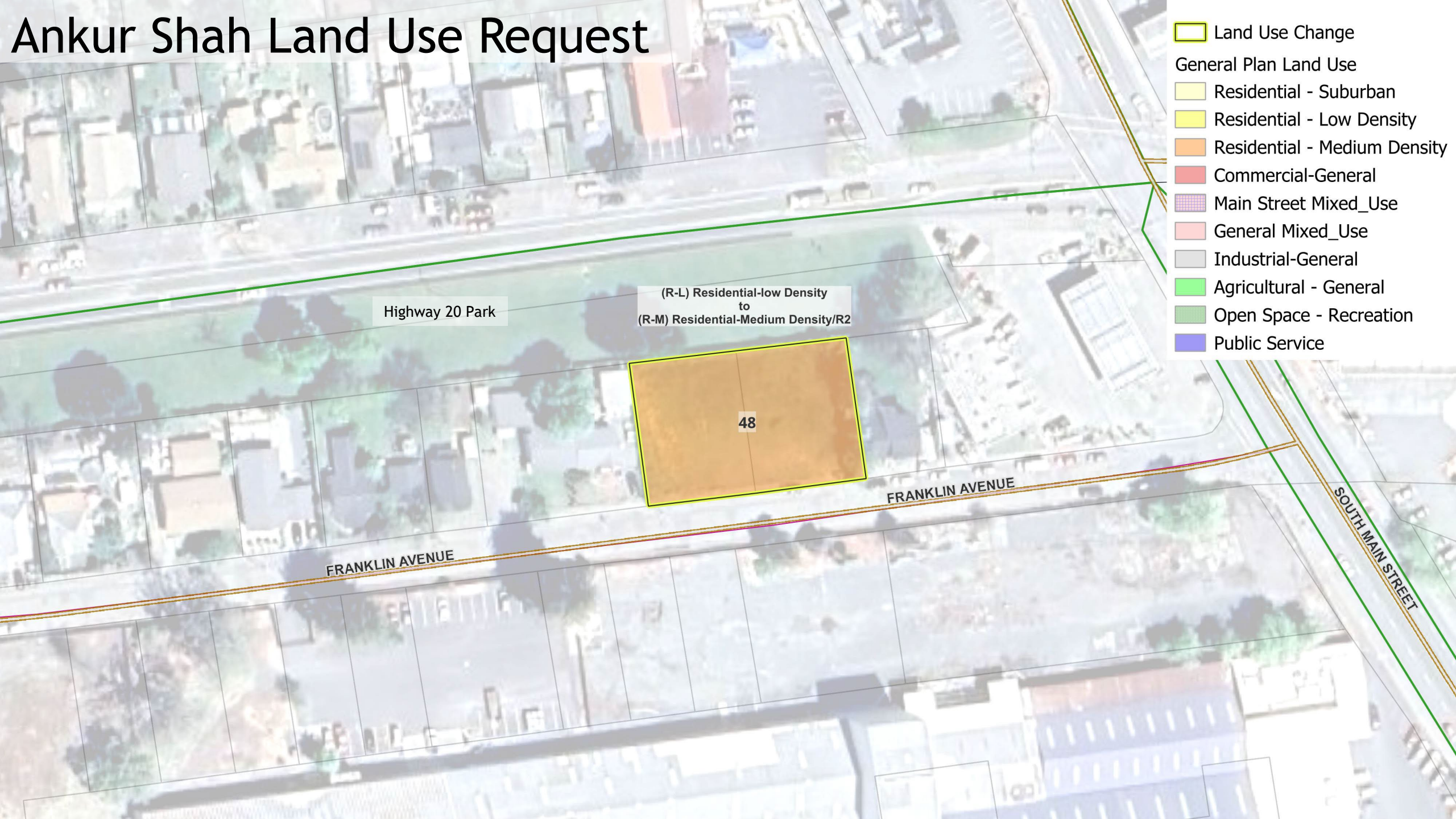
SOUTH MARIN STREET

MADDEN LANE

EAST VAN LANE

MADDEN LANE

Ankur Shah Land Use Request



Highway 20 Park

(R-L) Residential-low Density
to
(R-M) Residential-Medium Density/R2

48

FRANKLIN AVENUE

FRANKLIN AVENUE

SOUTH MAIN STREET

Land Use Change

General Plan Land Use

Residential - Suburban

Residential - Low Density

Residential - Medium Density

Commercial-General

Main Street Mixed_Use

General Mixed_Use

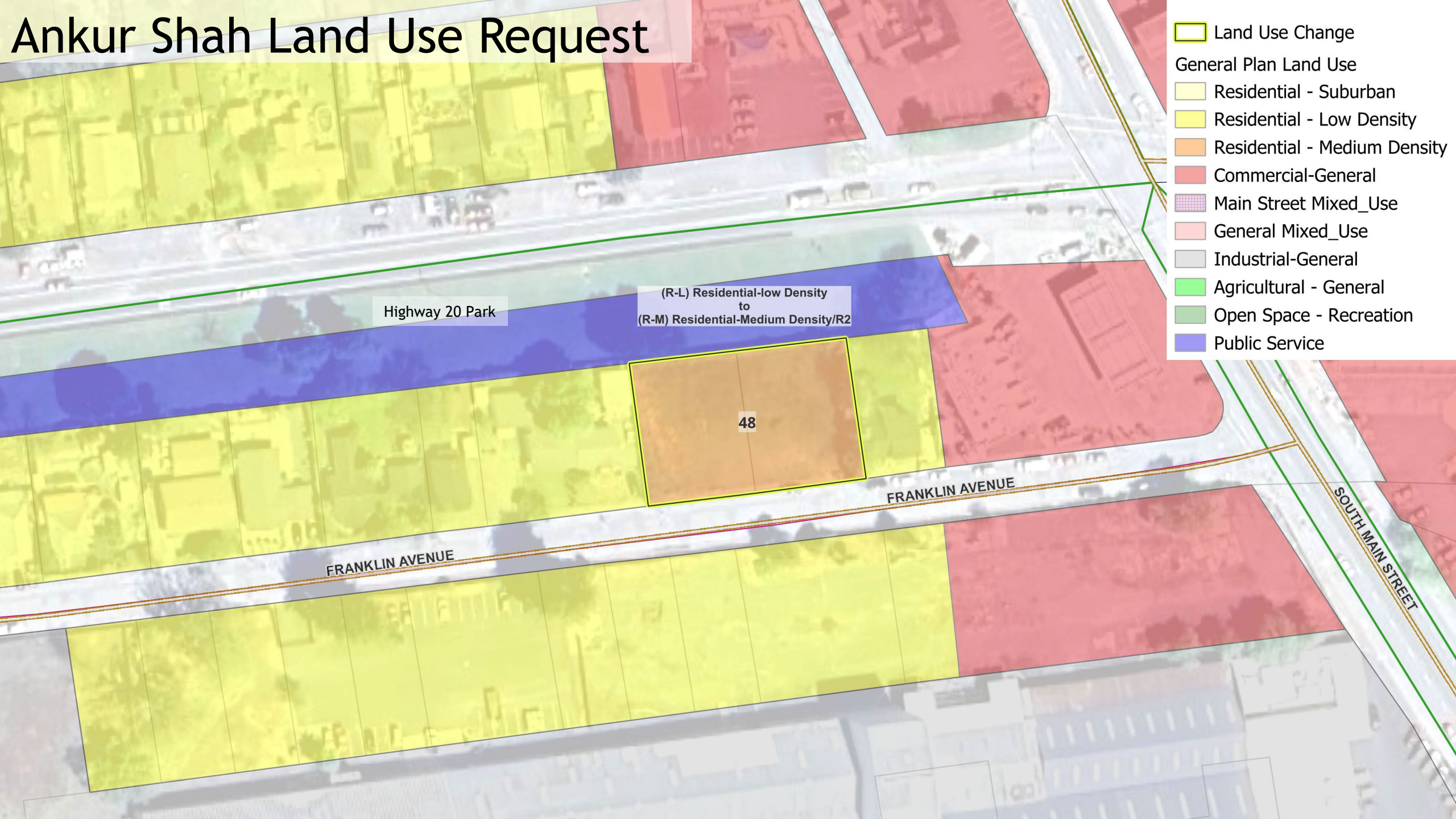
Industrial-General

Agricultural - General

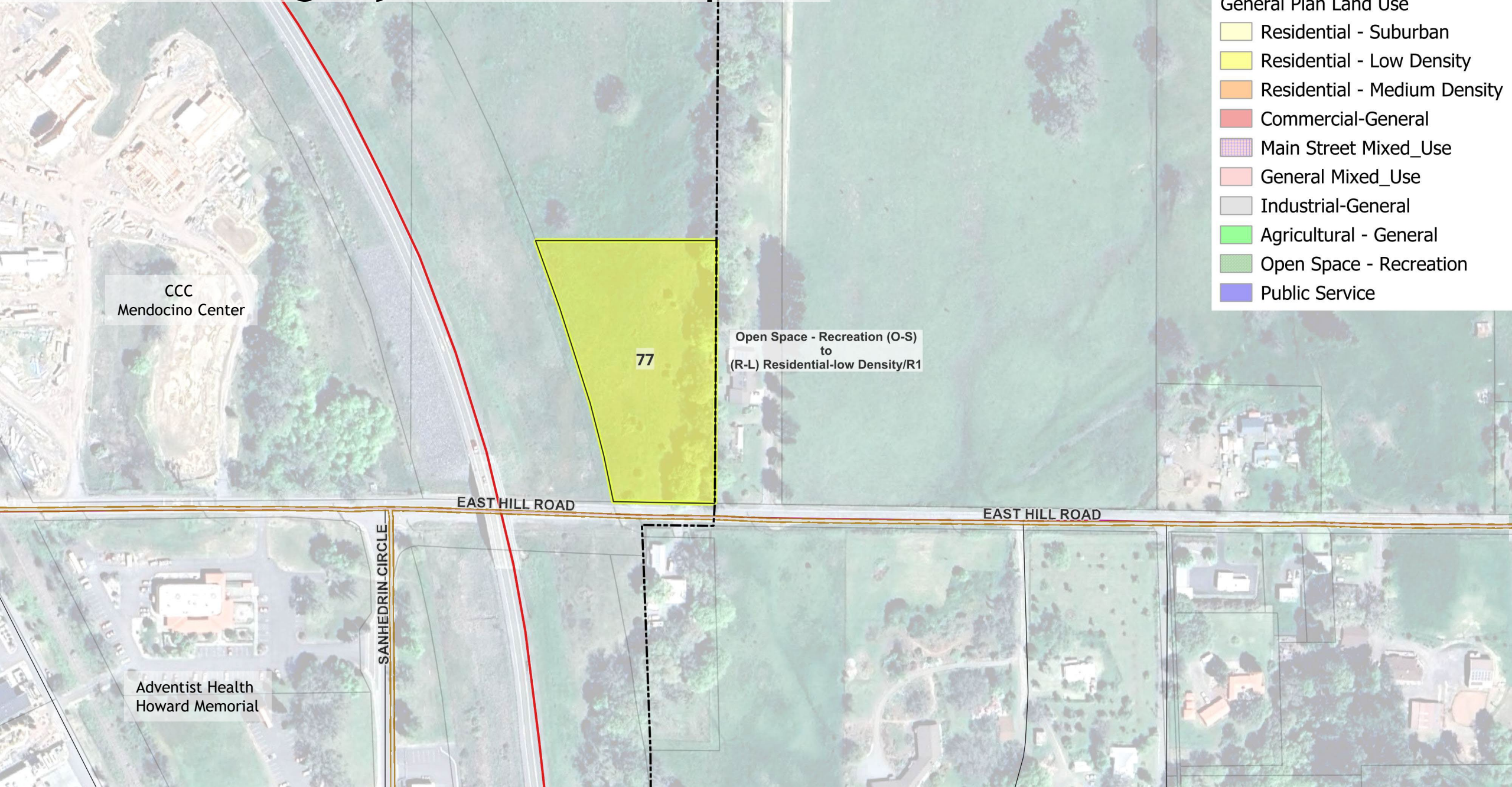
Open Space - Recreation

Public Service

Ankur Shah Land Use Request




David Willoughby Land Use Request




 Land Use Change

General Plan Land Use

 Residential - Suburban

 Residential - Low Density

 Residential - Medium Density

 Commercial-General

 Main Street Mixed_Use

 General Mixed_Use

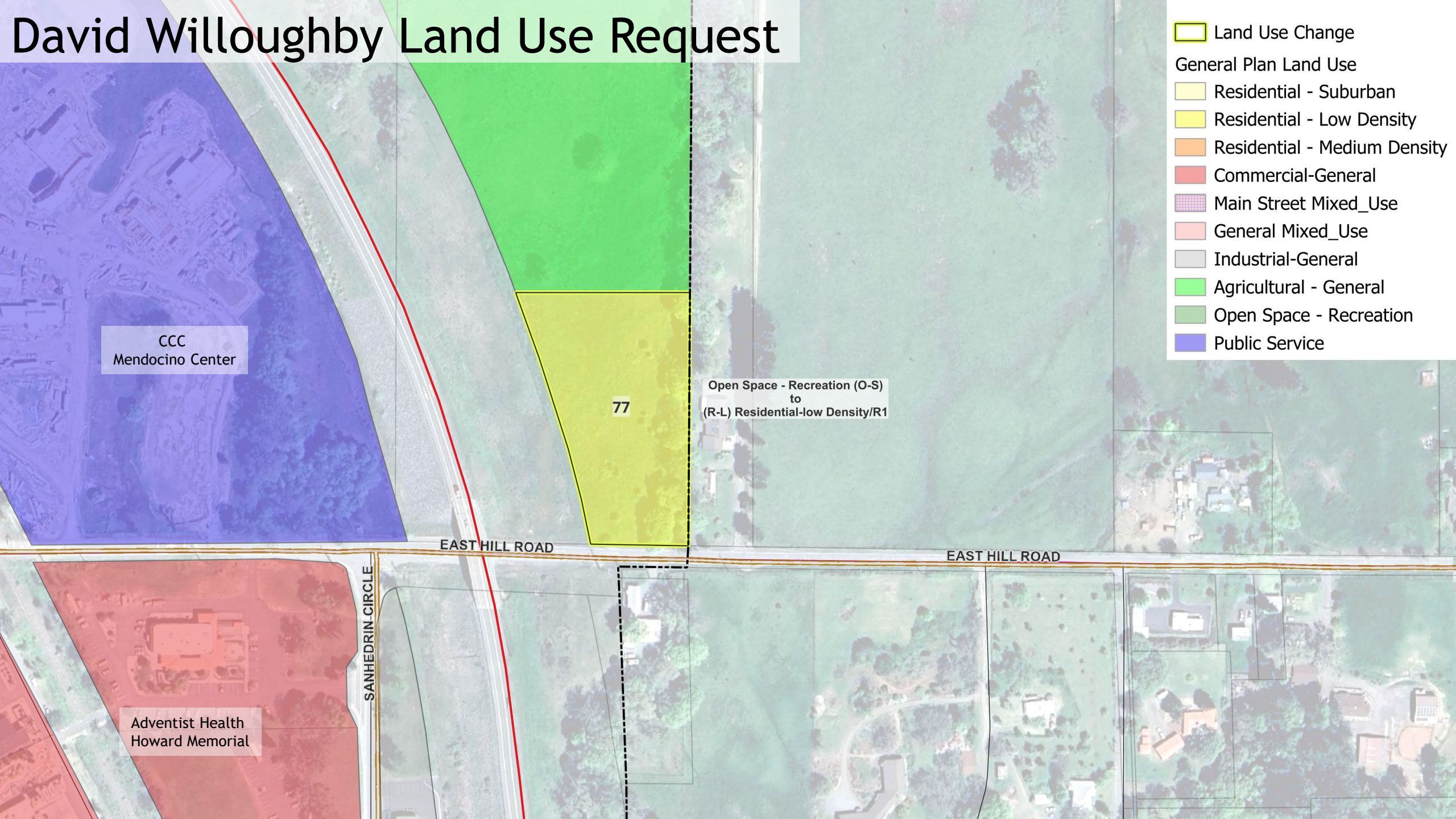
 Industrial-General

 Agricultural - General

 Open Space - Recreation

 Public Service

David Willoughby Land Use Request



CCC
Mendocino Center

77

Open Space - Recreation (O-S)
to
(R-L) Residential-low Density/R1

- Land Use Change
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 - Agricultural - General
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 - Public Service

Adventist Health
Howard Memorial

SANHEDRIN CIRCLE

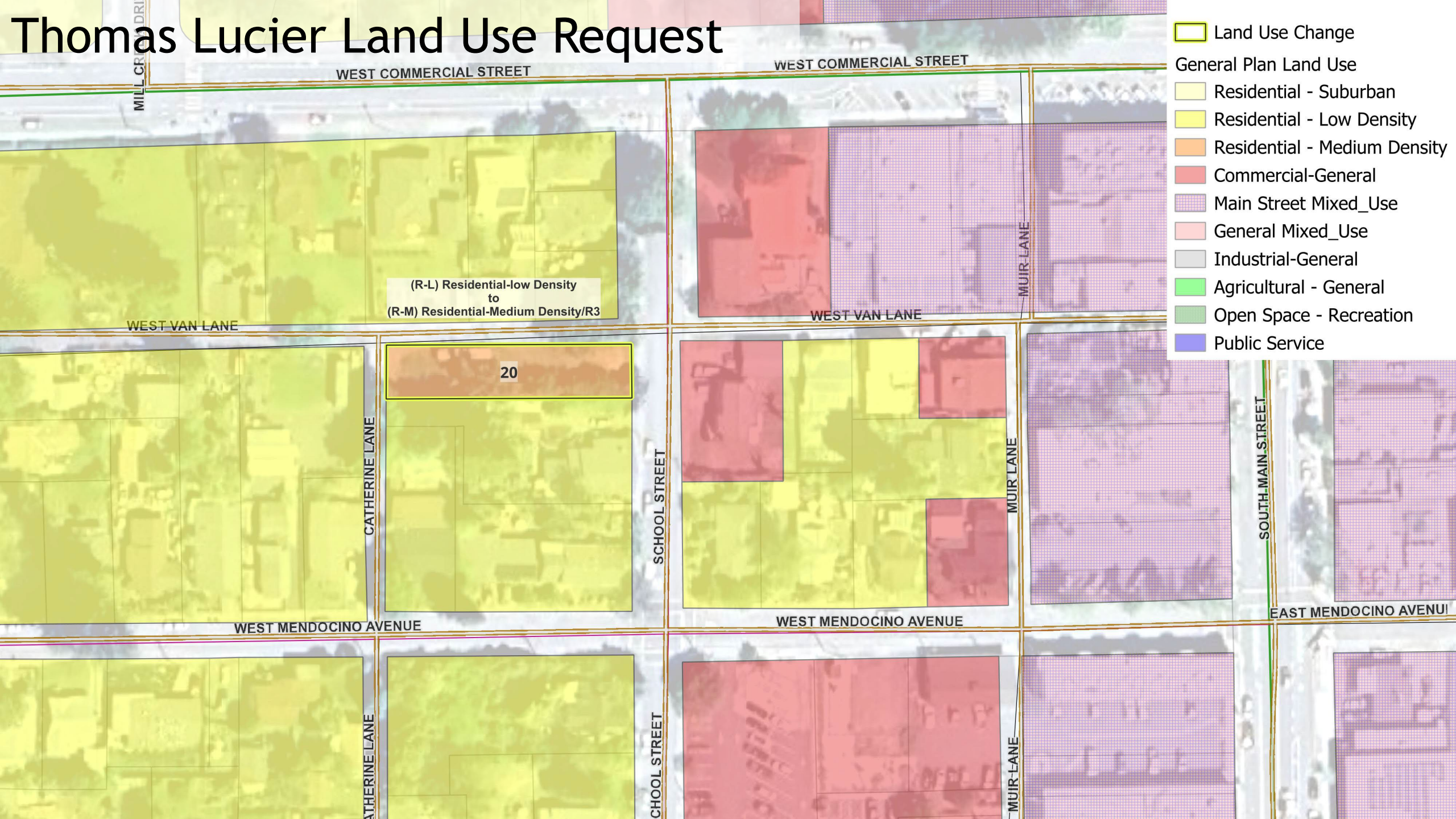
EAST HILL ROAD

EAST HILL ROAD

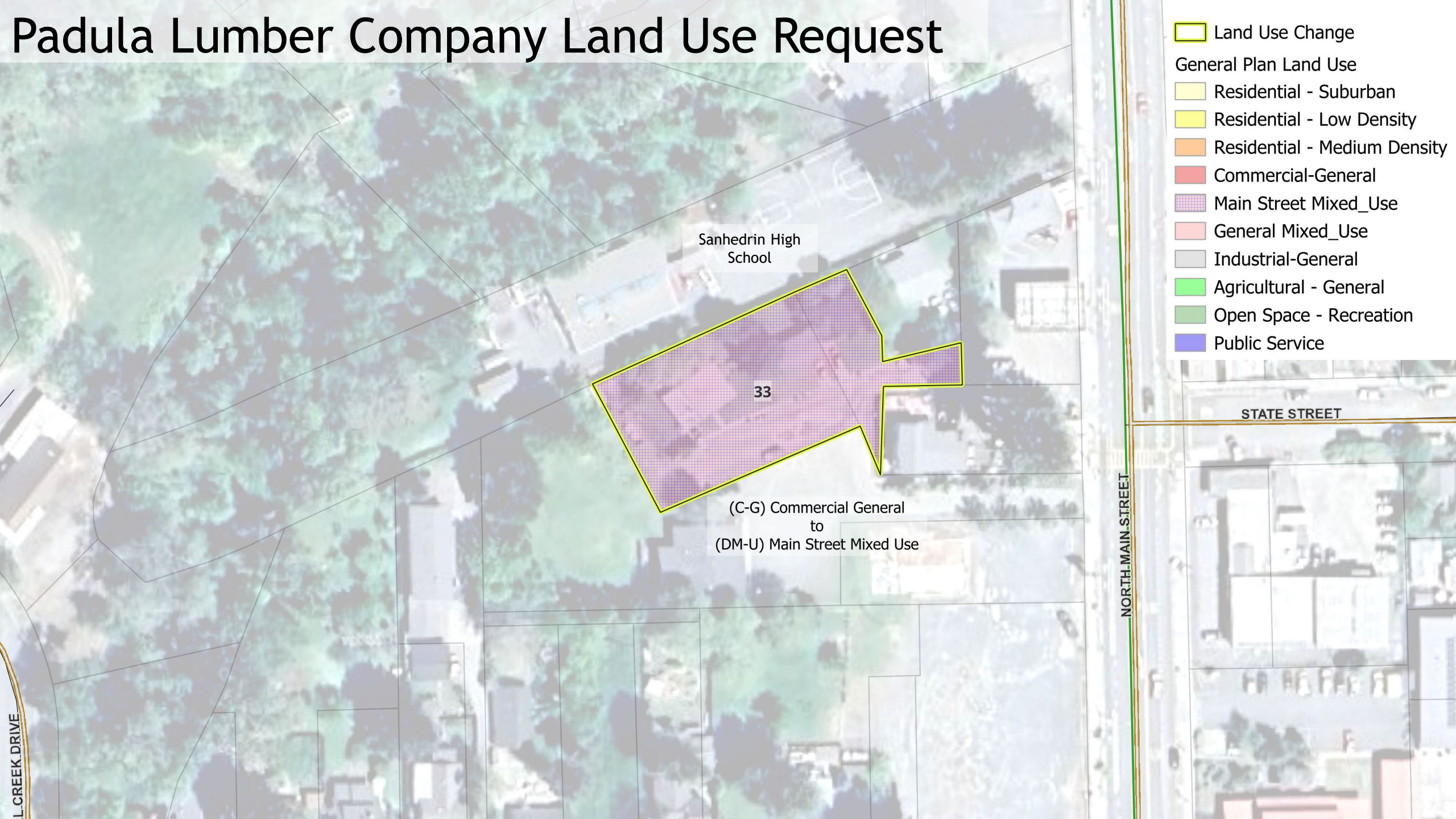
Thomas Lucier Land Use Request



Thomas Lucier Land Use Request




Padula Lumber Company Land Use Request




 Land Use Change

General Plan Land Use

 Residential - Suburban

 Residential - Low Density

 Residential - Medium Density

 Commercial-General

 Main Street Mixed_Use

 General Mixed_Use

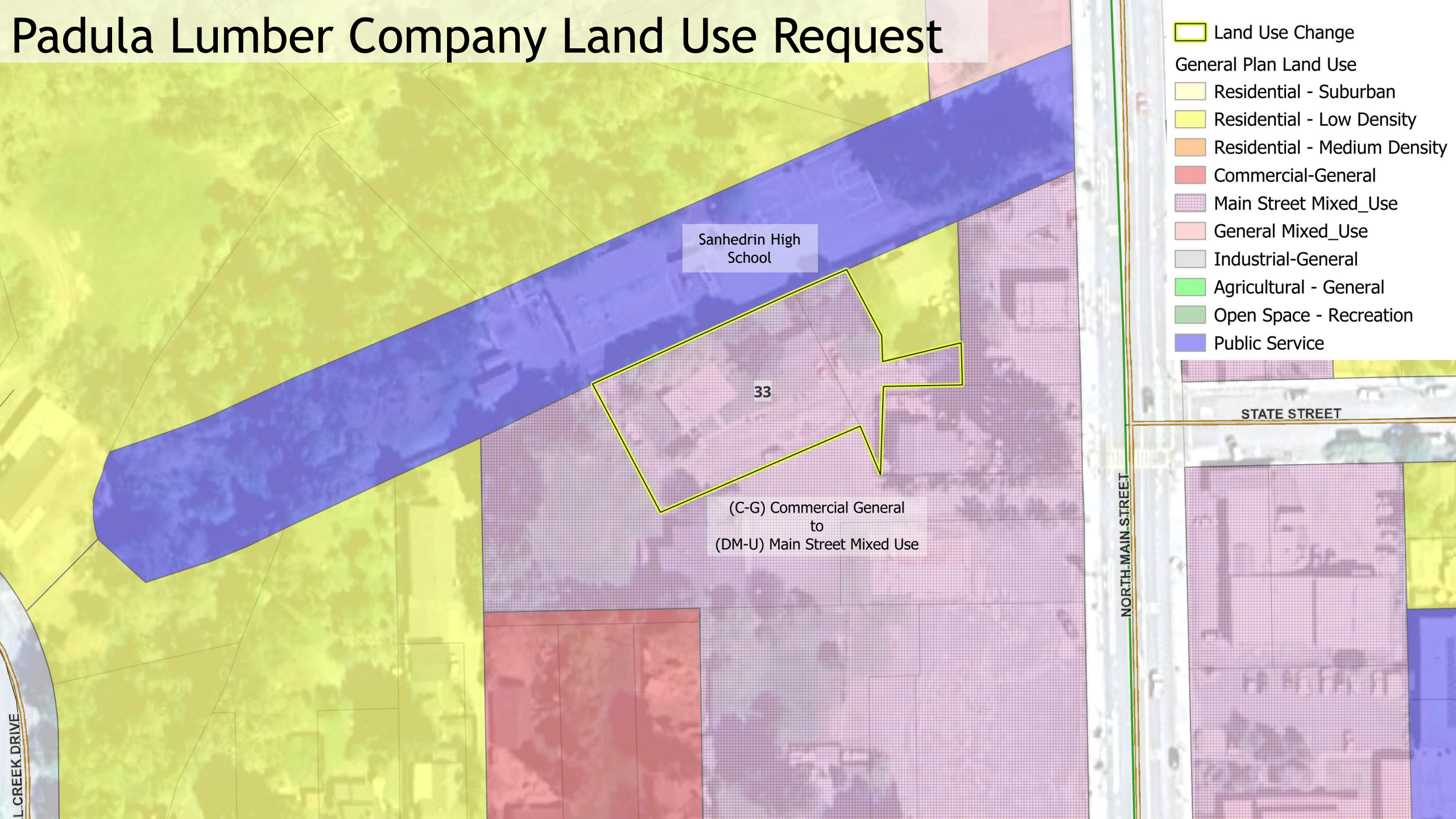
 Industrial-General

 Agricultural - General

 Open Space - Recreation

 Public Service


Padula Lumber Company Land Use Request




 Land Use Change

General Plan Land Use

 Residential - Suburban

 Residential - Low Density

 Residential - Medium Density

 Commercial-General

 Main Street Mixed_Use

 General Mixed_Use

 Industrial-General

 Agricultural - General

 Open Space - Recreation

 Public Service

Sanhedrin High School

33

(C-G) Commercial General
to
(DM-U) Main Street Mixed Use

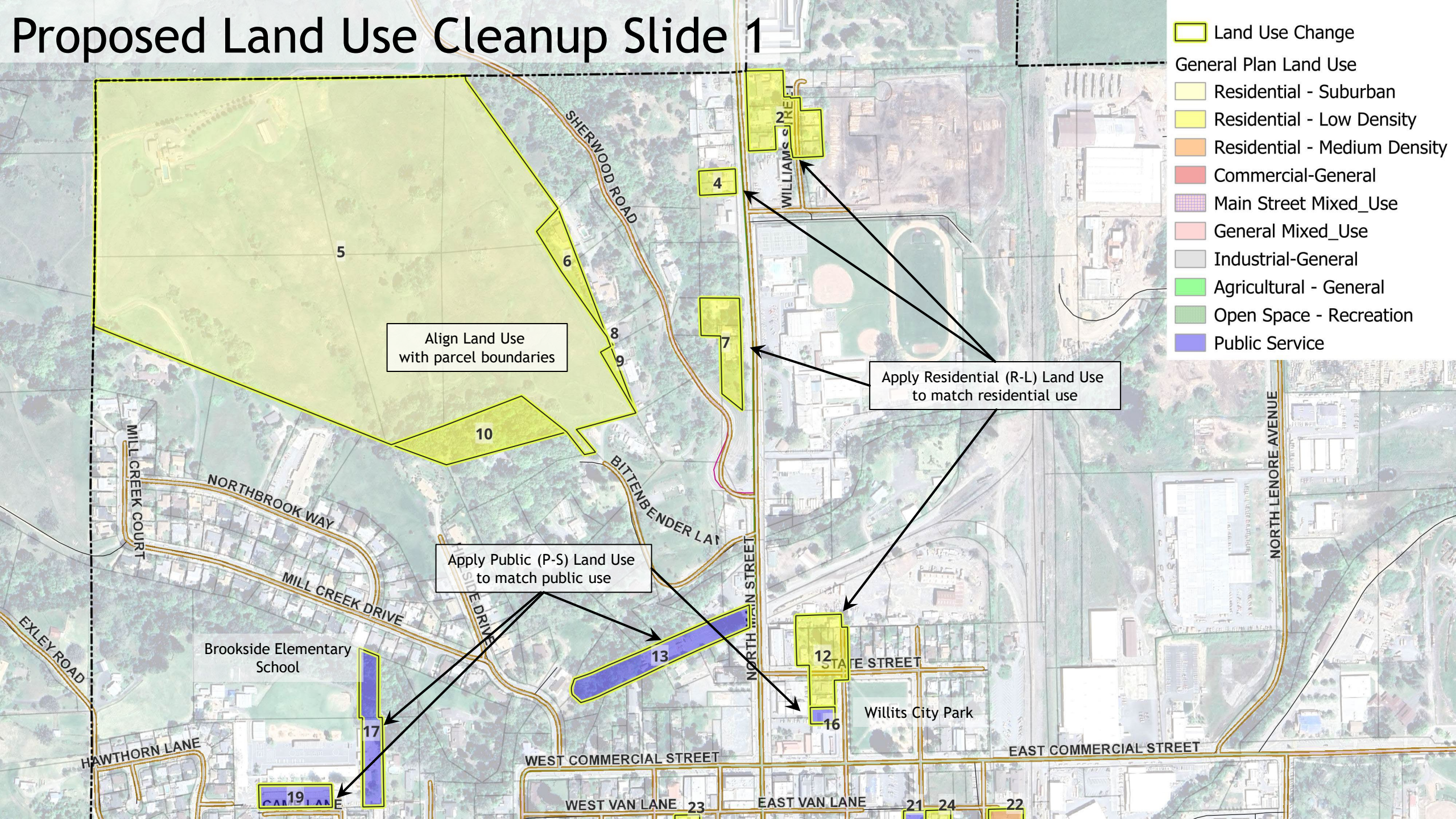
STATE STREET

NORTH MAIN STREET

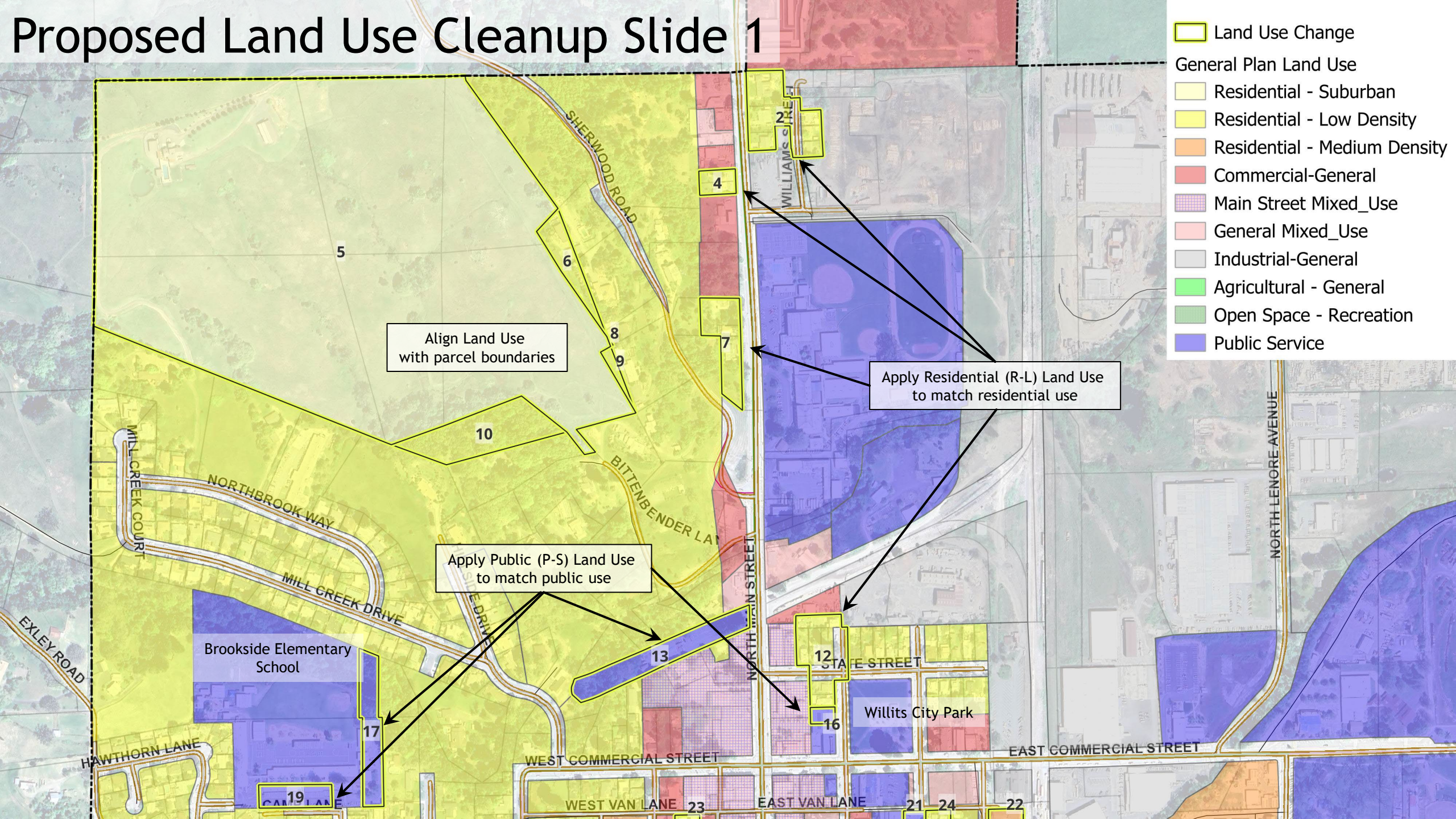
L CREEK DRIVE

Proposed within City of Willits
“*Clean-Up*” Land Use Designation Changes

Proposed Land Use Cleanup Slide 1



Proposed Land Use Cleanup Slide 1



- Land Use Change
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Align Land Use with parcel boundaries

Apply Residential (R-L) Land Use to match residential use

Apply Public (P-S) Land Use to match public use

Brookside Elementary School

Willits City Park

CAL LANE

WEST VAN LANE

EAST VAN LANE

EAST COMMERCIAL STREET

WEST COMMERCIAL STREET

WEST VAN LANE

EAST VAN LANE

EAST COMMERCIAL STREET

NORTH LENORE AVENUE

NORTH MAIN STREET

STATE STREET

NORTHBROOK WAY

BITTENBENDER LANE

SHERWOOD ROAD

WILLIAMS STREET

MILL CREEK COURT

MILL CREEK DRIVE

EXLEY ROAD

HAWTHORN LANE

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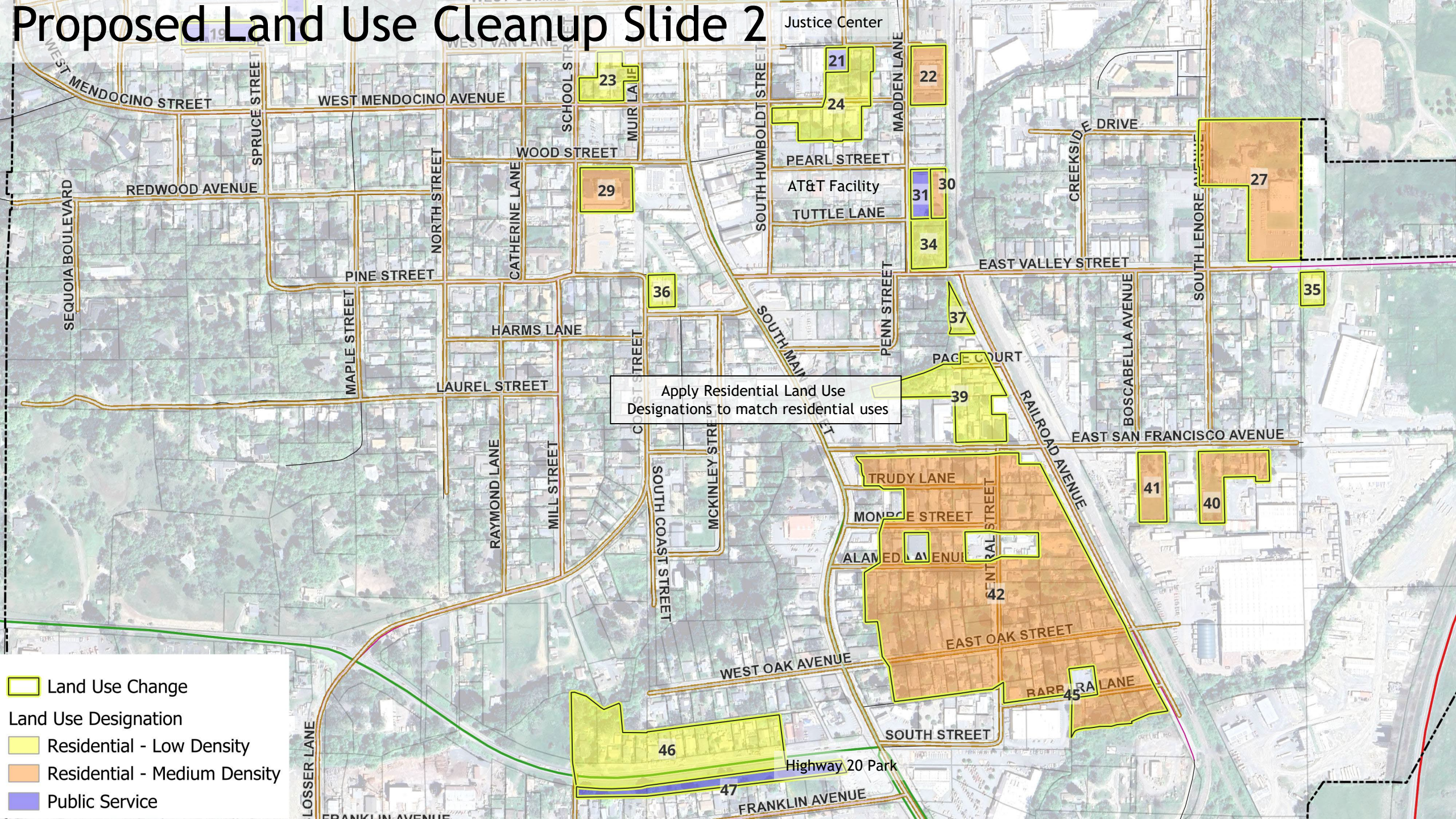
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22

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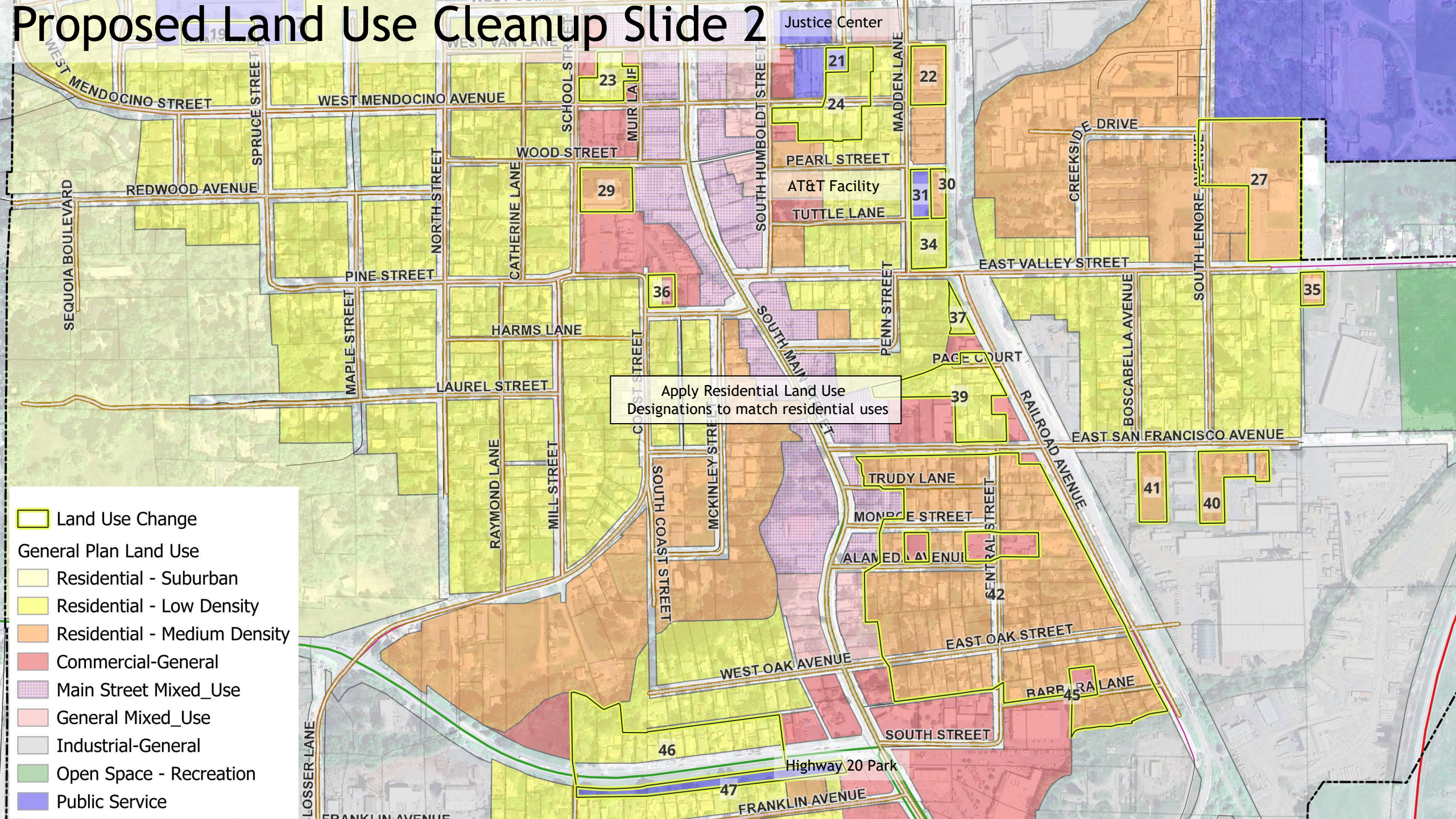
Proposed Land Use Cleanup Slide 2



- Land Use Change
- Land Use Designation
 - Residential - Low Density
 - Residential - Medium Density
 - Public Service

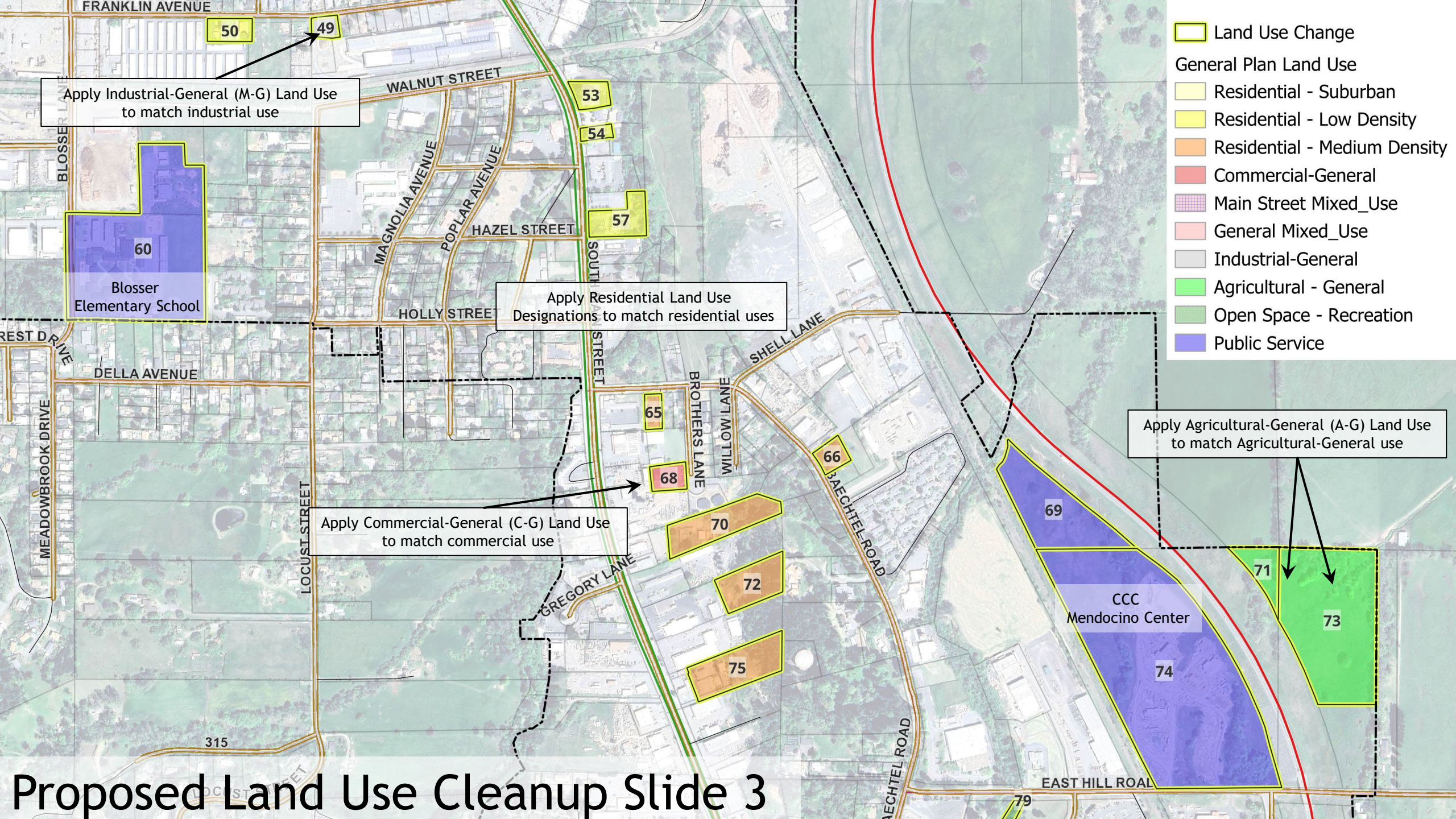
Apply Residential Land Use Designations to match residential uses

Proposed Land Use Cleanup Slide 2



Apply Residential Land Use Designations to match residential uses

- Land Use Change
- General Plan Land Use
- Residential - Suburban
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- Land Use Change
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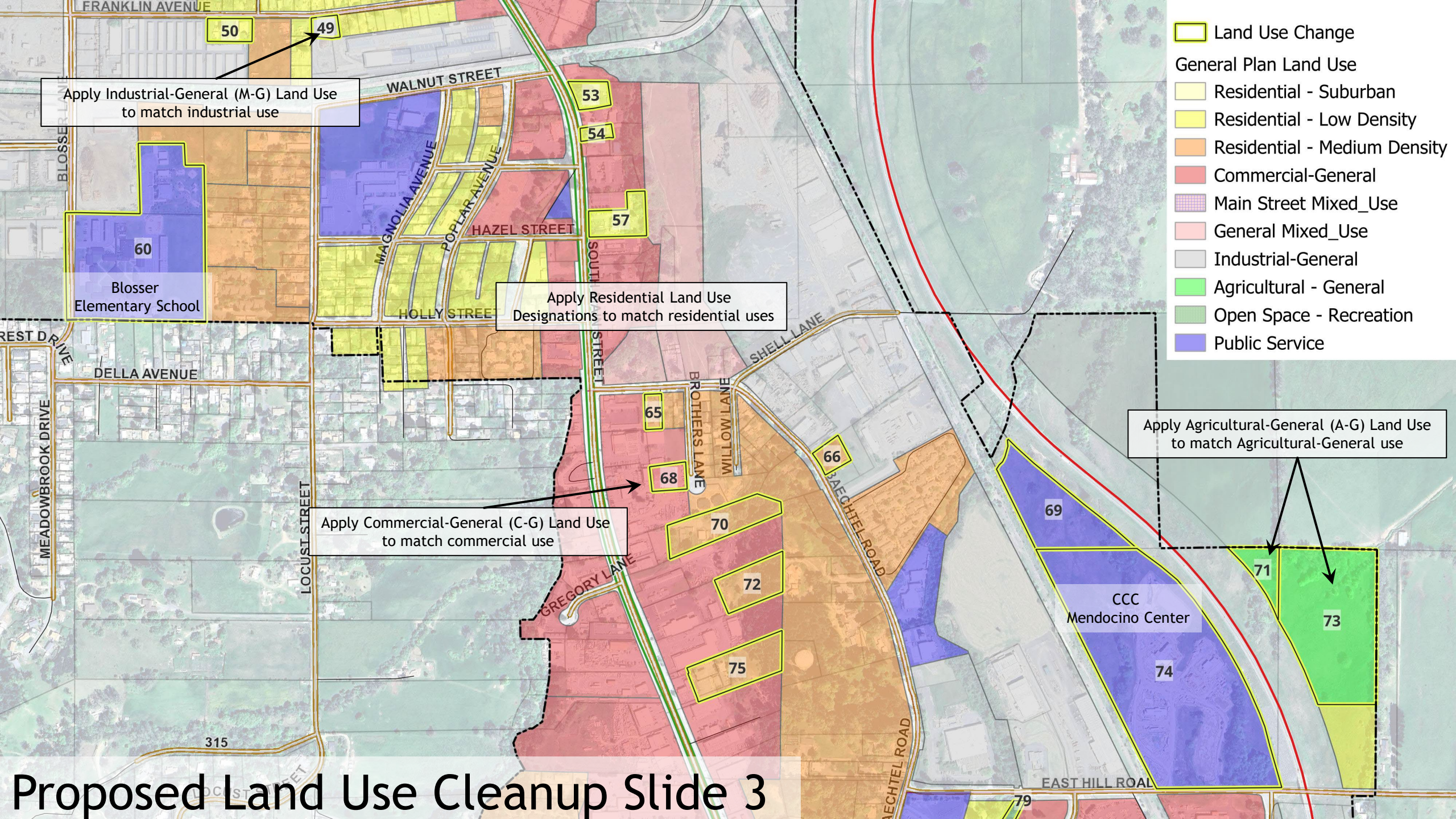
Apply Industrial-General (M-G) Land Use to match industrial use

Apply Residential Land Use Designations to match residential uses

Apply Commercial-General (C-G) Land Use to match commercial use

Apply Agricultural-General (A-G) Land Use to match Agricultural-General use

Proposed Land Use Cleanup Slide 3



Apply Industrial-General (M-G) Land Use to match industrial use

Apply Residential Land Use Designations to match residential uses

Apply Commercial-General (C-G) Land Use to match commercial use

Apply Agricultural-General (A-G) Land Use to match Agricultural-General use

Land Use Change

General Plan Land Use

Residential - Suburban

Residential - Low Density

Residential - Medium Density

Commercial-General

Main Street Mixed_Use

General Mixed_Use

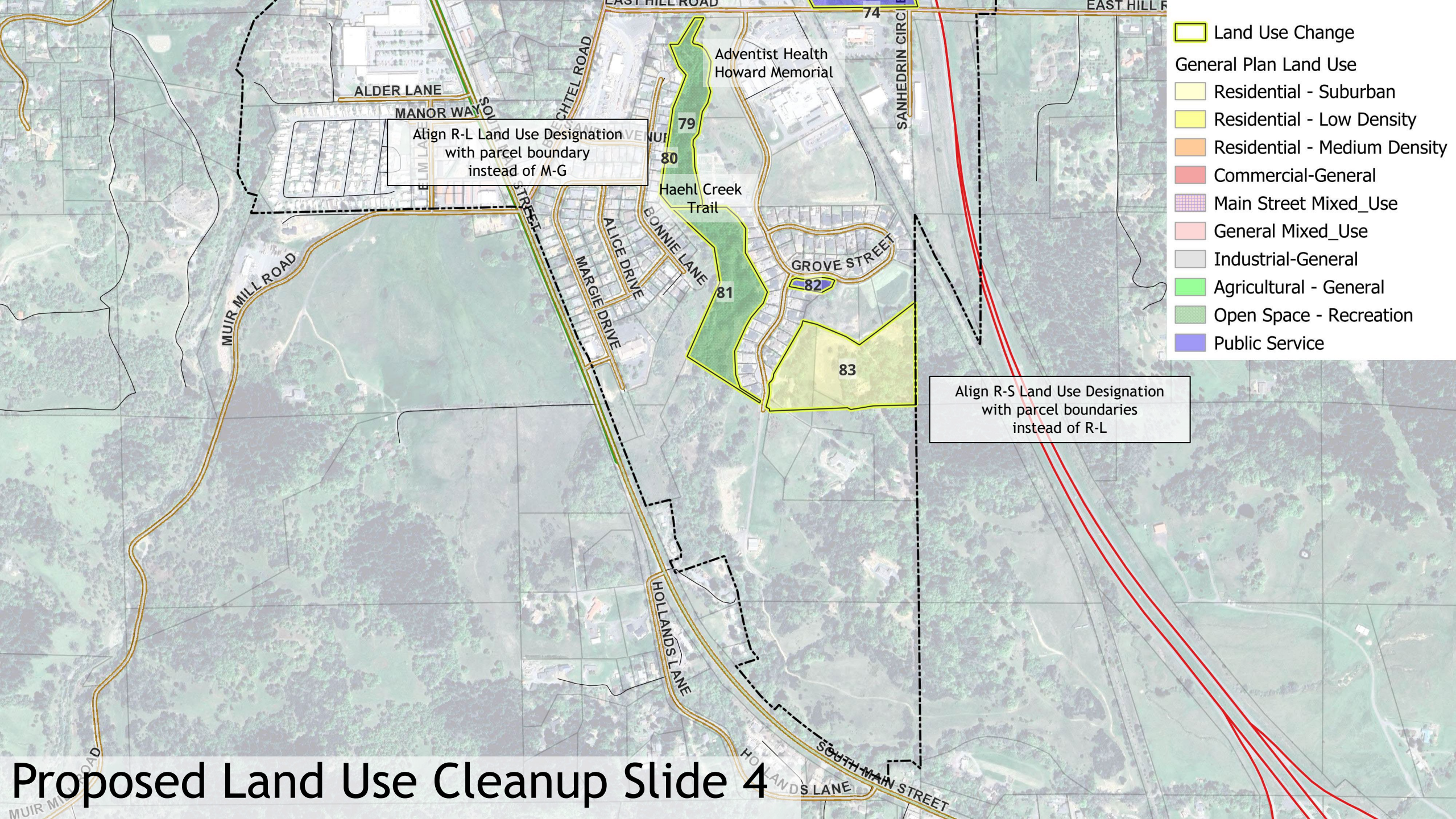
Industrial-General

Agricultural - General

Open Space - Recreation

Public Service

Proposed Land Use Cleanup Slide 3

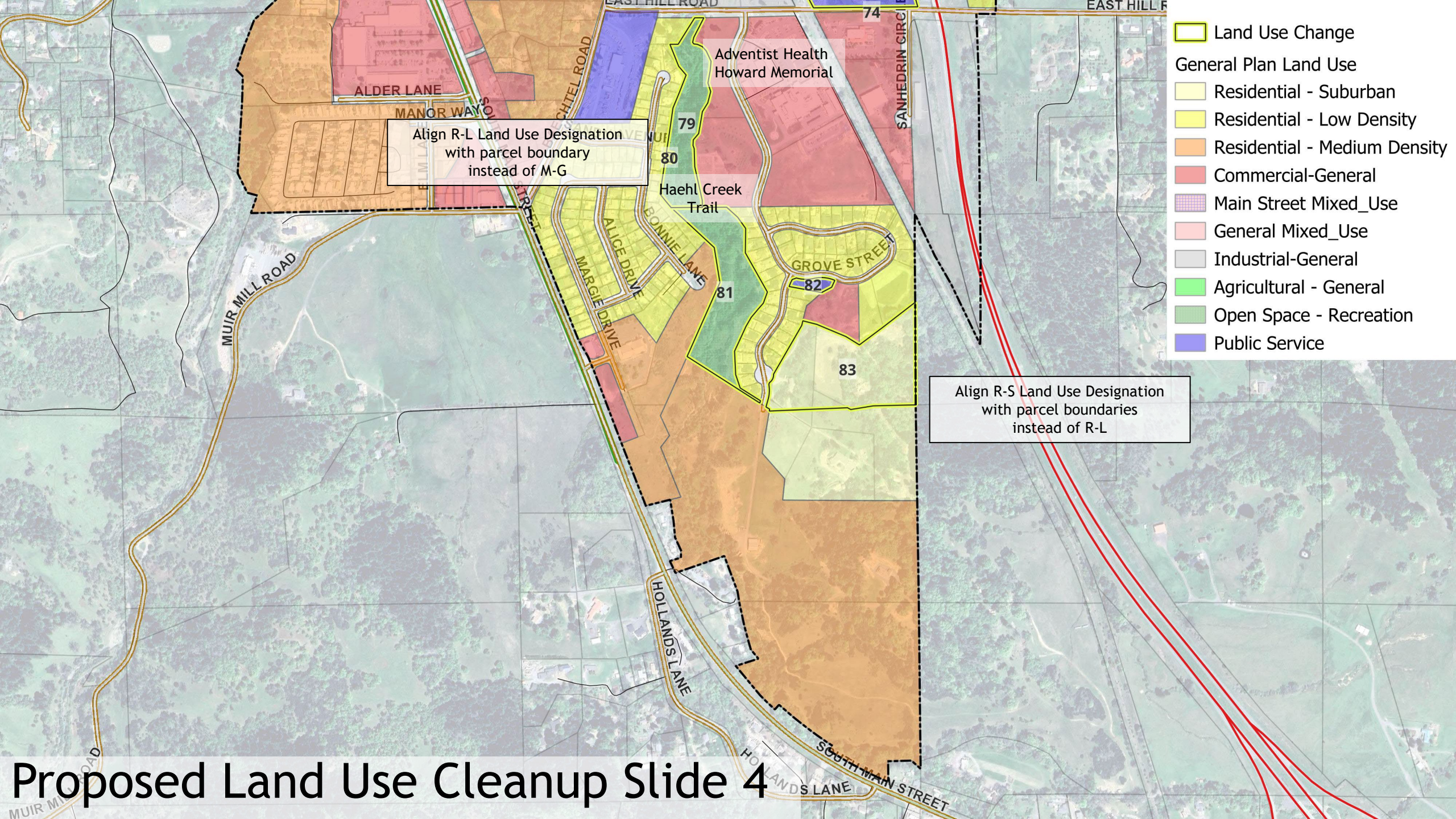


- Land Use Change
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- General Mixed_Use
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- Public Service

Align R-L Land Use Designation
with parcel boundary
instead of M-G

Align R-S Land Use Designation
with parcel boundaries
instead of R-L

Proposed Land Use Cleanup Slide 4



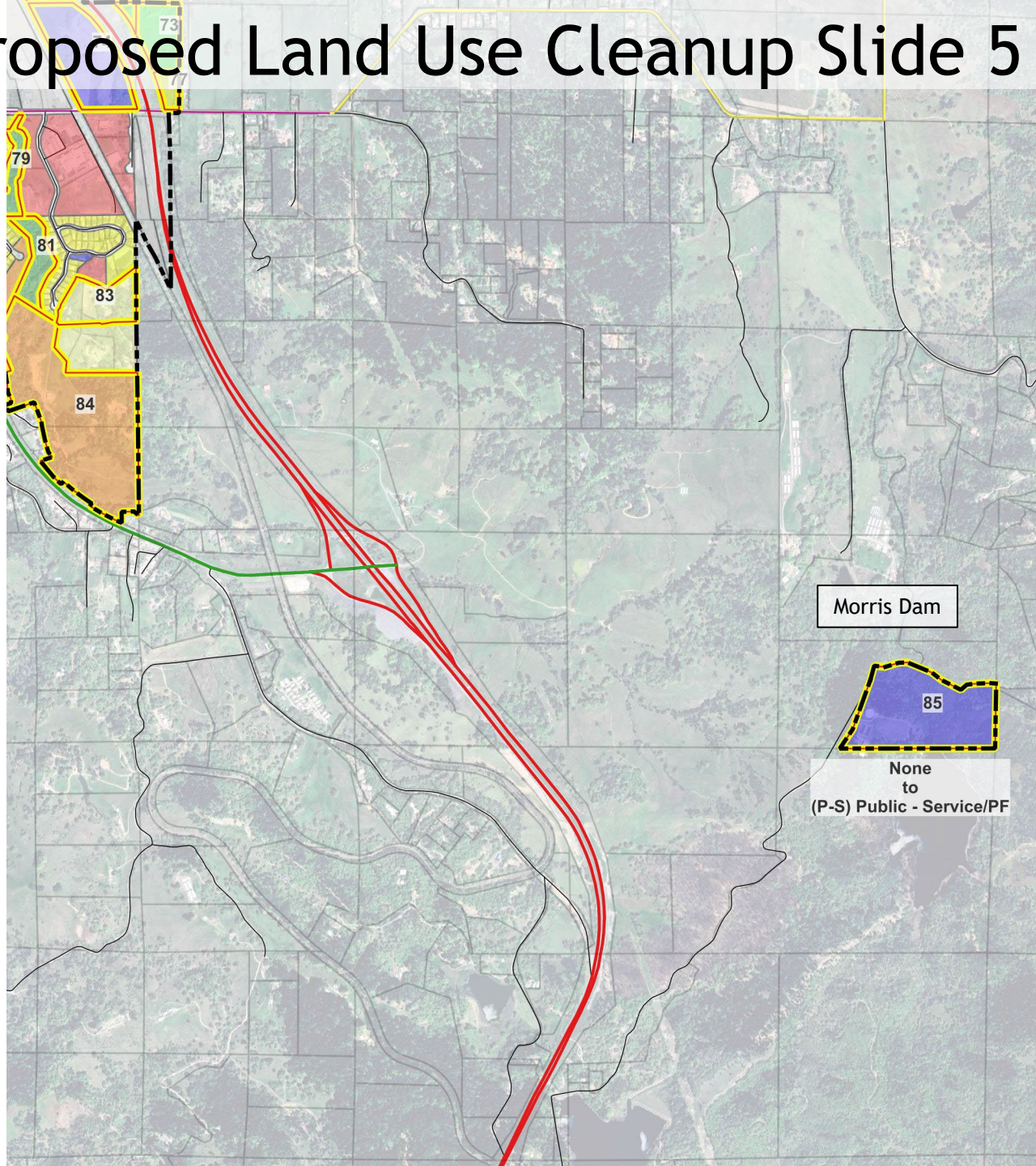
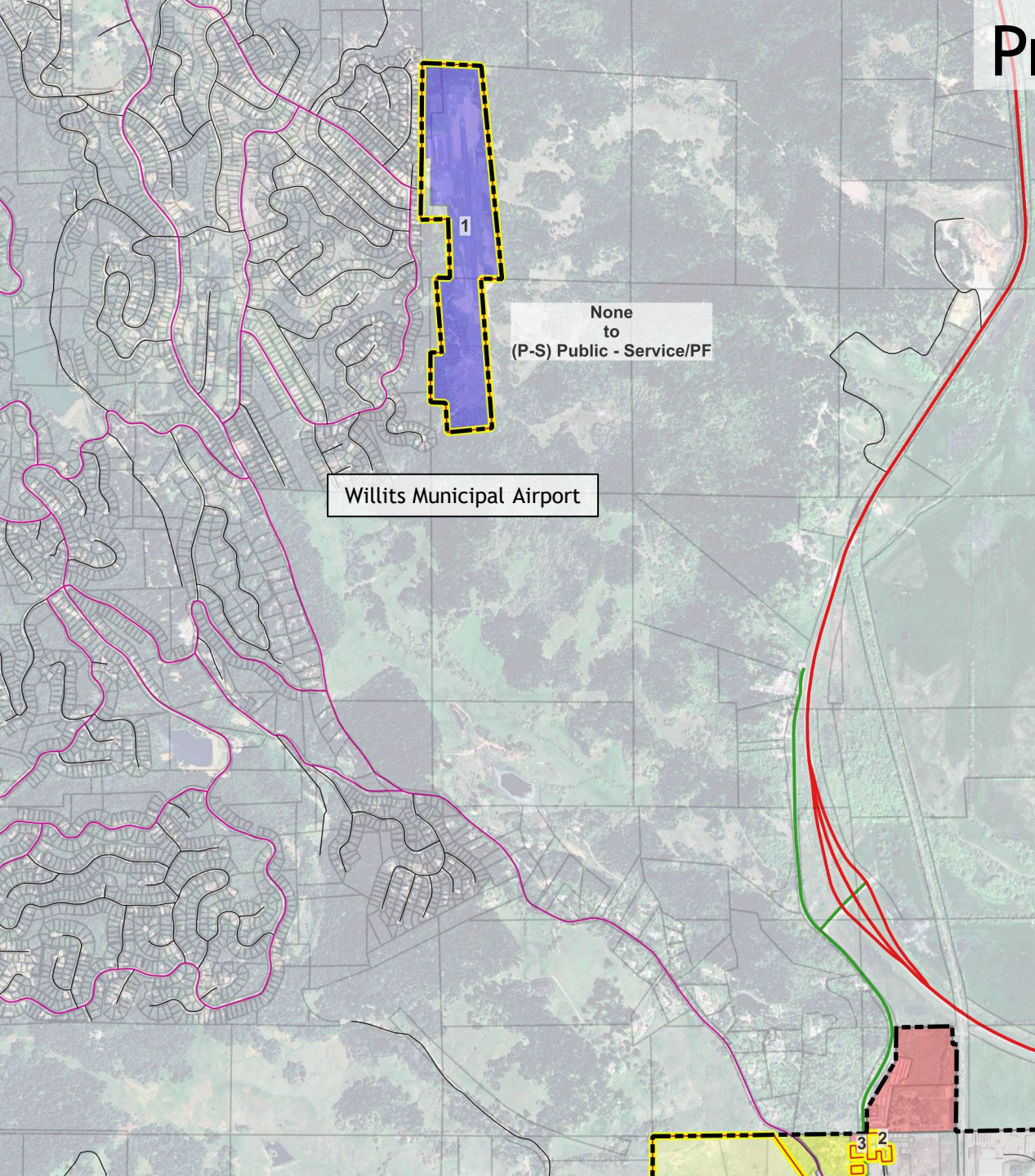
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- Public Service

Align R-L Land Use Designation with parcel boundary instead of M-G

Align R-S Land Use Designation with parcel boundaries instead of R-L

Proposed Land Use Cleanup Slide 4

Proposed Land Use Cleanup Slide 5



Draft Environmental Impact Report Findings

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Draft Environmental Impact Report

- ▶ Draft Environmental Impact Report (EIR) Released 7/25/2024
- ▶ Draft EIR available at <https://willitslanduseupdate.com/>
- ▶ Public Comments on Draft EIR Due (*extended*) 9/13/2024
- ▶ The Public *May* Provide Input During this Hearing – EIR Comments *Must* be accompanied by written comments (by email, drop off, U.S. mail).
- ▶ A Final EIR will be prepared that contains all comments received, provides responses to comments, and makes any needed revisions or corrections to the EIR.
- ▶ The Final EIR will be made available to public and agencies at least 10 days prior to the planned October 23rd City Council meeting where the Land Use Element Update is planned to be adopted.

Potential Significant Impacts and Mitigations

- ▶ Aesthetics: potential substantial adverse effect on scenic vistas.
 - ▶ Mitigation AES-1 - New Policy relating to “Development in Hillside Areas” to require that new development in hillside areas be sited and designed to retain the natural hillside setting and to encourage clustered dwelling units
- ▶ Agricultural and Forestry Resource: potential conflict with existing zoning for agricultural use.
 - ▶ Mitigation AG-01: Proposed New Policy: “Annexation Planning” discourages development in SOI areas until annexation and protects designated open space land and existing agricultural activities

Potential Significant Impacts and Mitigations

▶ Biological Resources:

- ▶ Mitigation BIO-01.1. Add policy: “Utilize Biological Resource Inventory Assessment Tools During Project Review”
- ▶ BIO-01.2. Add policy to require Pre-Project Biological Resource Assessments and Surveys for annexations, approval of development planned of the South Haehl Creek land use change area
- ▶ BIO-01.3. Revise LU-9.3, Riparian Area Land Use Overlay to define Riparian Buffer Area Metrics, Facilitate Landscape Permeability, Reduce Stormwater-Related Impacts, and Require Use of Appropriate Plant Species in Revegetation and Landscaping Efforts
- ▶ BIO-01.4. Add policy: “Require Low Impact Development (LID) Stormwater Design Standards and Use of Appropriate Plant Species in LID and Other Development-Related Landscaping and Revegetation Efforts”

Potential Significant Impacts and Mitigations

- ▶ Biological Resources (continued):
 - ▶ BIO-01.5. Add policy: “Require Appropriate Design Standards to Minimize Artificial Light Pollution”
 - ▶ BIO-01.6. Add policy: “Initiate Community Outreach to Reduce Impacts to Wildlife from Pesticide-Related Poisonings and Free-Ranging House Cats”
- ▶ Cultural and Tribal Cultural Resources
 - ▶ Inadvertent discovery of archaeological resource or human remains: CUL-1. Cultural Resource Discovery Protocols - New Implementation Measure to establish protocols when unknown resources are discovered during construction
 - ▶ Impacts to Tribal Cultural Resources: TCR-1. Avoid Impacts to Tribal Cultural Resources New Implementation Measures to establish protocols to avoid known Tribal Cultural Resources and protect resources discovered during construction

Potential Significant Impacts and Mitigations

▶ Geology and Soils

- ▶ Geologic and seismic hazards, soil erosion or expansive soils, destroy a unique paleontological resource or site or unique geological feature
 - ▶ GEO-1: Adopt Draft Safety Element Prior to, or within six months following, the adoption of the Land Use Element, the City of Willits shall complete the process of updating and adopting the Draft Safety Element consistent with state law and initiate the process of putting into effect the implementation program.

▶ Greenhouse Gas Emissions

- ▶ GHG-1 Revise Policy LU-3.9 Plan for Climate to ensure consistency with state greenhouse gas emissions targets.

Potential Significant Impacts and Mitigations

▶ Hazards and Hazardous Materials

- ▶ public environmental hazard through the transport, use, or disposal of hazardous materials, the potential to emit hazardous emissions, located on a site which is included on a list of hazardous materials sites, airport hazards, interfere with emergency response plan, expose people or structures to wildland fires
 - ▶ GEO-1: Adopt Draft Safety Element Prior to, or within six months following, the adoption of the Land Use Element, the City of Willits shall complete the process of updating and adopting the Draft Safety Element consistent with state law and initiate the process of putting into effect the implementation program.

Potential Significant Impacts and Mitigations

▶ Wildfire

- ▶ impair an adopted emergency response plan or emergency evacuation plan, expose people to uncontrolled spread of a wildfire, involve infrastructure that could exacerbate wildfire risk, other wildfire factors
 - ▶ GEO-1: Adopt Draft Safety Element
 - ▶ WF-01. Prior to adoption of the Draft Safety Element, review, an update shall be required to is consistent with applicable state legislation that has been passed since the draft's preparation in 2019.

Other Areas of Potential Concerns

▶ Water Supply

- ▶ Concerns have been expressed regarding the capacity of the City's surface water reservoirs and the use of groundwater to support potential population growth

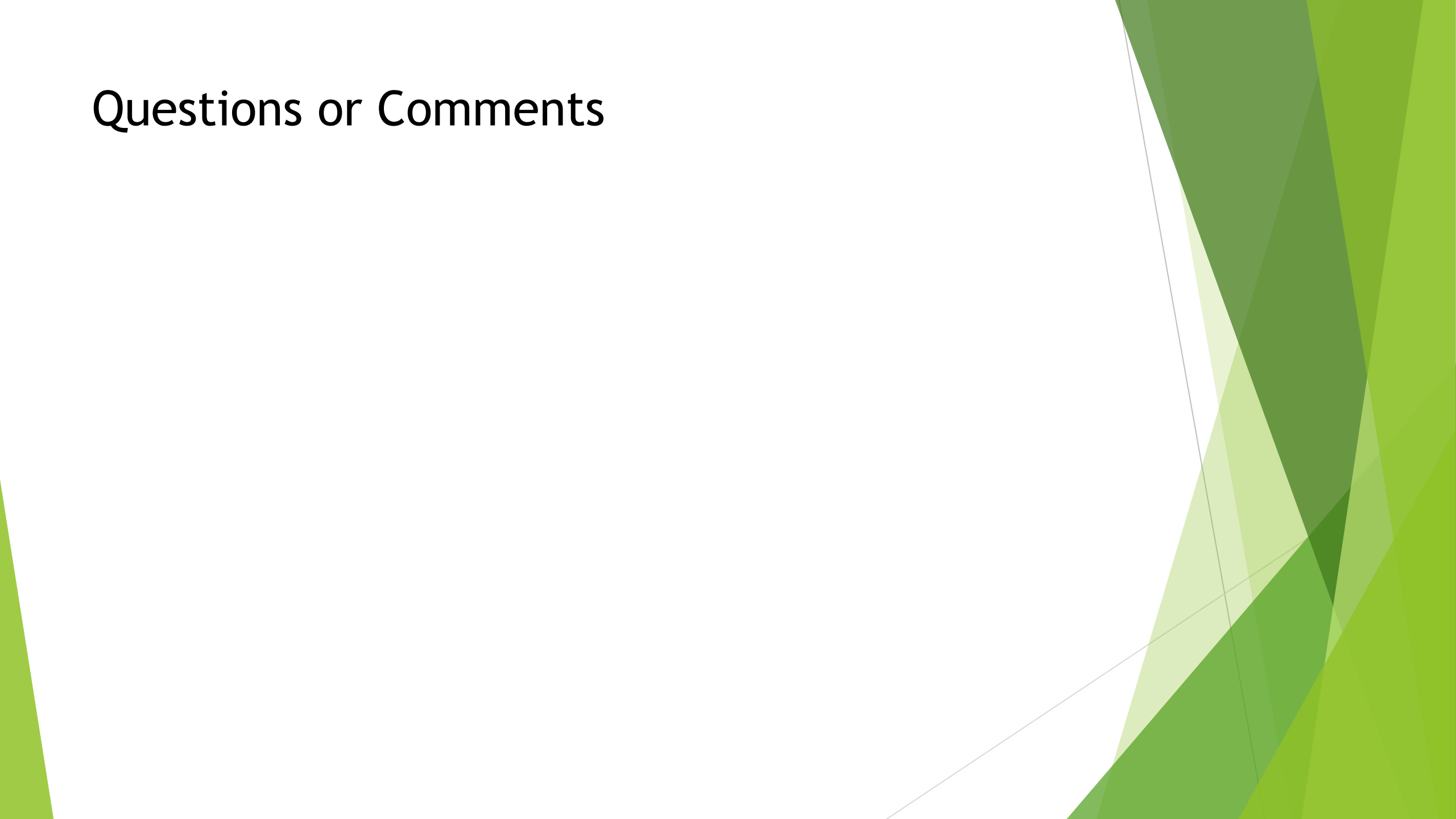
▶ Wastewater Capacity

- ▶ Comment letter received from Brooktrails Township CSD requesting the use of specific wastewater flow data in the EIR

▶ Traffic Congestion

- ▶ Traffic congestion is no longer a CEQA topic, however, the City may continue to implement its Circulation Policy (2.210) to “prevent gridlock by maintaining a roadway level of service of LoS D or better on local streets”
- ▶ Vehicle Miles Travelled would be less than significant because the planned development pattern would generate relatively short trips compared average trip lengths for Mendocino County

Questions or Comments



Proposed Policy Additions Based on Input

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Proposed Policy Additions

Potential Freeway Commercial at Interchanges

The City of Willits does not support the development of highway-oriented commercial development outside City limits near the north or south Willits/U.S. 101 interchanges or other similar development which could impact the health of the business community within the City.

Formula-Based Businesses in Downtown Area

In order to maintain the character of the Willits Downtown area and a business environment which supports locally owned and managed businesses, prepare and implement zoning regulations to restrict the location of large franchise, or formula-based, businesses within the Downtown area.