

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023030321

Project Title: City of Willits Land Use Element & Sphere of Influence Updates

Lead Agency: City of Willits Contact Person: Dusty Duley
 Mailing Address: 111 E. Commercial Street Phone: (707) 459-4601
 City: Willits Zip: 95490 County: Mendocino

Project Location: County: Mendocino City/Nearest Community: City of Willits
 Cross Streets: Highway 101 State Route 20 Zip Code: 95490

Longitude/Latitude (degrees, minutes and seconds): 39 ° 24 ' 34 " N / 123 ° 21 ' 20 " W Total Acres: _____

Assessor's Parcel No.: Various Section: 18 Twp.: 18N Range: 13W Base: Mount Diablo Meridian

Within 2 Miles: State Hwy #: 101 Waterways: Baechtell Creek
 Airports: _____ Railways: NCRA Schools: Willits Unified

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Sphere of Influence Amendment

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Land Use Element Update, Sphere of Influence Amendment, Zoning Map, Zoning Regulations
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Various

Project Description: *(please use a separate page if necessary)*

The proposed Project is an amendment to the City of Willits Land Use Element and Land Use Diagram. The Project includes: (1) the identification of a Planning Area that includes the City as well as surrounding land that bears relation to City planning; (2) changes to existing and new Land Use Element policy intended to expand the land supply for housing of all types, provide for focused planning for Willits' commercial centers, provide for land use flexibility and compatibility, ensure community health and vitality and environmental health and sustainability, and to expand and improve land use designations and general plan maintenance; (3) changes to Land Use Designations within the City to support residential and commercial development, as well as for open space purposes, and changes to apply Land Use Designations that best reflect the use and character of existing development within the City where the current Land Use Designation is not appropriate; (4) proposed expansions to the City's Sphere of Influence, with the application of appropriate City Land Use Designations, to support a potential Sphere of Influence Amendment application to the Mendocino Local Agency Formation Commission; (5) amendments to the Zoning Map and Zoning Regulations to ensure consistency with the Land Use Element and Land Use Map, which may occur simultaneously with or closely following Land Element adoption, and that may include the application of consistent Zoning Classifications and edits to the Zoning Regulations to ensure consistency. The Project Area is a portion of the City of Willits Planning Area that is comprised of the entire City of Willits, in particular the proposed Land Use Change Areas within the City, and the Proposed Sphere of Influence Area.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>1</u>	<input type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # _____
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>1</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 26, 2024 Ending Date September 9, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Planwest Partners, Inc.</u>	Applicant: <u>City of Willits</u>
Address: <u>670 9th Street</u>	Address: <u>111 E. Commercial Street</u>
City/State/Zip: <u>Arcata, CA 95521</u>	City/State/Zip: <u>Willits, CA 95490</u>
Contact: <u>John Miller</u>	Phone: <u>(707) 459-4601</u>
Phone: <u>(707) 825-8260</u>	

Signature of Lead Agency Representative: John Miller

Digitally signed by John Miller
Date: 2023.03.10 10:43:45 -0800

Date: 7-26-2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.