



4.3 Land Use (and Planning)

This section summarizes the City's land use characteristics, including the overall land use pattern and major land use type, and analyzes the impacts related to land use and planning due to the project.

4.3.1 Setting

City limits and Sphere of Influence terms used in this EIR are defined below:

- **City Limits.** The political boundary that defines land that has been incorporated into a city. Ukiah has land use authority over all land within its city limits.
- **Sphere of Influence.** The Local Agency Formation Commission (LAFCo) establishes the Sphere of Influence (SOI), which defines the probable physical boundary and service area of a local agency. An SOI typically includes both incorporated and unincorporated areas within which the city will have primary responsibility for the provision of public facilities and services.

Existing Setting

The City of Ukiah encompasses approximately 3,071 acres, with residential development comprising roughly one-third of the incorporated area. The city's existing land use pattern is shaped by surrounding topography, the Russian River corridor, and the regional and local transportation network, including U.S. Highway 101 and major arterial streets. Urban development within the city limits consists of established residential neighborhoods, downtown commercial and mixed-use areas, highway-oriented commercial development, industrial and employment areas, public and institutional uses, parks, and open space.

Unincorporated areas proposed for annexation are located along the City's outer boundaries and represent a transitional setting between urban and rural land uses. These areas are currently governed by the Mendocino County General Plan and, where applicable, the Ukiah Valley Area Plan (UVAP). These planning documents designate land uses that include various residential densities, commercial and industrial uses, public facilities, agricultural lands, and open space. County zoning classifications applied to these areas are generally consistent with the County General Plan and UVAP land use designations.

Existing Zoning in Ukiah

Zoning within the City of Ukiah is regulated pursuant to Ukiah Municipal Code Division 9, Chapter 2, which establishes a series of zoning districts specifying land uses that are permitted, conditionally permitted, or prohibited within each district. These zoning regulations implement the City of Ukiah 2040 General Plan Land Use Element and apply to all lands within the city limits.

The City has fourteen zoning districts, which include residential, commercial, industrial, public, and planned development classifications. Existing zoning districts within the city are summarized below to provide context for the zoning framework that would be applied through the proposed project.

- **Residential Zoning Districts (R1, R2, R3).** The R1, R2, and R3 zoning districts allow residential development ranging from low-density hillside single-family development to higher-density multifamily housing. The Hillside Overlay (-H) district applies to certain R1 lands within the western hills and includes additional development standards to address slope, access, and visual impacts. Collectively, residential zoning districts comprise a substantial portion of the developed area within the city limits, particularly on the west side of Ukiah.
- **Commercial and Industrial Zoning Districts.** Commercial and industrial zoning districts include Manufacturing (M), Community Commercial (C1), Heavy Commercial (C2), and Neighborhood Commercial (CN). These zones accommodate retail, service, office, and employment-generating uses and are generally located west of U.S. Highway 101 and along North and South State Street.



Commercial and industrial zones collectively represent an important component of the City's employment base and service-oriented development pattern.

- **Public Facilities (PF) Zoning District.** The PF zoning district includes lands occupied by City-owned and publicly operated facilities, including civic buildings, parks, public utility facilities, and the Ukiah Municipal Airport. The PF district represents a significant share of land area within the city limits and supports essential municipal services and infrastructure.
- **Planned Development (PD) Zoning Districts.** PD zoning districts exist for both residential and commercial uses. These districts are intended to provide flexibility in site planning and design beyond the standard zoning requirements, allowing innovative development approaches and customized standards through an adopted development plan.

Most of the land within the proposed project area is currently designated for agricultural use, and agricultural (AG) zoning districts. The application of AG zoning would be consistent with existing County land use designations and zoning standards and would not modify allowable land uses, development intensity, or site development regulations.

Agricultural zoning districts currently applied within the project area allow for:

- Ongoing agricultural uses, including crop production, grazing, and other forms of agricultural operation.
- Accessory structures and uses customarily related to agricultural activities, such as barns, equipment storage, and similar facilities.
- Limited residential uses that are ancillary to agricultural operations and consistent with low-density development standards established by the County.
- Constraints on non-agricultural uses that would otherwise introduce urban levels of development intensity.
- Retention of AG zoning would reflect existing land use entitlements and development patterns within the project area. Annexation would not result in a change to agricultural zoning, permitted uses, or development potential on these parcels..

Existing Zoning in Mendocino County

Land use within unincorporated Mendocino County is regulated pursuant to Mendocino County Municipal Code Title 20, which establishes zoning districts specifying land uses that are permitted, conditionally permitted, or prohibited within each district. These zoning regulations implement the Mendocino County General Plan Development Element land use designations, and apply to lands outside incorporated city boundaries.

The County's zoning framework is applied in conjunction with General Plan land use designations, which establish allowable uses, residential densities, and minimum parcel sizes. Zoning districts are mapped on official County zoning maps and regulate site development standards such as lot size, setbacks, and allowable intensity of development. Existing zoning and land use categories are summarized below to provide context for the regulatory framework applicable to the proposed project area.

- **Residential and Mixed-Use Zoning Districts (SR, RR, RMR, RC, MU).** Residential zoning ranges from Suburban Residential (SR), allowing higher-density development near communities, to Rural Residential (RR) and Remote Residential (RMR), which allow low-density housing in more rural areas. Rural Community (RC) and Mixed Use (MU) designations allow a mix of residential, commercial, and small-scale employment uses, typically in unincorporated towns or along transportation corridors.
- **Commercial and Industrial Zoning Districts (C, I).** Commercial and industrial zoning districts accommodate retail, service, office, and manufacturing uses. These zones are generally located near developed areas and along transportation corridors and support the County's employment base.
- **Agricultural and Resource Zoning Districts (AG, RL, FL).** Much of the County is zoned for agricultural and resource uses, including Agricultural Lands (AG), Range Lands (RL), and Forest Lands (FL). These



districts allow agricultural production, grazing, and timber operations, along with limited residential uses at very low densities, and emphasize large parcel sizes to protect long-term resource use.

- **Public, Open Space, and Public Service Districts (PL, OS, PS).** Public Lands (PL), Open Space (OS), and Public Services (PS) districts apply to lands used for public facilities, infrastructure, or environmental protection. Development is generally limited to uses that support public services or resource conservation.

Most lands within the project area are designated and zoned for agricultural and/or resource use. Agricultural zoning districts allow for:

- Ongoing agricultural operations, including crop production, grazing, and timber-related uses;
- Accessory structures and uses related to agricultural or resource activities;
- Limited residential development at low densities consistent with large minimum parcel sizes; and

Restrictions on non-agricultural development that would introduce urban levels of intensity or conflict with resource preservation. Retention of existing zoning would be consistent with current land use designations and would not alter allowable uses or development intensity within the proposed project area.

4.3.2 Regulatory Setting

a. State Regulations

California Government Code

California Government Code Section 65300 regulates the substantive and topical requirements of general plans. State law requires each city and county to adopt a general plan “for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning.” The California Supreme Court has called the general plan the “constitution for future development.” The general plan expresses the community’s development goals and embodies public policy relative to the distribution of future land uses, both public and private.

California Government Code Section 65301 requires a general plan to address the geographic territory of the local jurisdiction and any other territory outside its boundaries that bears relation to the planning of the jurisdiction. The jurisdiction may exercise their own judgment in determining what areas outside of its boundaries to include in the Planning Area. The State of California General Plan Guidelines state that the Planning Area for a city should include (at minimum) all land within the city limits and all land within the city’s Sphere of Influence.

Cortese Knox Hertzberg Local Government Reorganization Act of 2000

The Cortese Knox Hertzberg Local Government Reorganization Act (CKH Act) is the most significant reform to local government reorganization law since the 1963 statute that created a LAFCo in each county. The law established procedures for local government changes of organization, including city incorporation, annexation to a city or special district, and consolidation of cities or special districts (California Government Code Section 56000, et seq.). LAFCOs have numerous powers under the CKH Act, but those of prime concern are the power to act on local agency boundary changes and to adopt spheres of influence for local agencies. The law also states that in order to update a Sphere of Influence, LAFCOs are required to first conduct a review of the municipal services provided in the county.

While LAFCo does not have any direct land use authority, the CKH Act assigns LAFCOs a significant role in planning issues by requiring them to consider a wide range of land use and growth factors when they consider proposals. California Government Code Section 56001 specifically states that “the logical formation and determination of local agency boundaries is an important factor in promoting orderly



development and in balancing that development with sometimes competing State interests of discouraging urban sprawl, preserving open space and prime agricultural lands, [and] efficiently extending government services.”

The CKH Act also requires LAFCoS to update spheres of influence for every city and special district every five years. The original deadline was January 2006, five years following the CHK Act becoming State law. That deadline was extended two years to January 2008. As such, LAFCoS now conduct ongoing, cyclical updates to for SOI’s to remain current and reflect existing conditions, planned growth, and service capabilities. Every SOI update must be accompanied by an update of the municipal services review. Pursuant to Government Code Section 56430, Mendocino LAFCo conducts municipal service reviews for each agency under its jurisdiction. The municipal service reviews provide an in-depth look at provider service needs, use of resources, and possibilities for partnership with other agencies; and contain determinations that serve as guidelines to inform and support the LAFCo’s decisions about SOIs. Mendocino County LAFCo and the City of Ukiah are currently in the process of updating the Municipal Service Review and Sphere of Influence for the City. These processes are occurring concurrently with preparation of this EIR; LAFCo can use this EIR to adopt the proposed SOI.

b. Regional and Local Regulations

Mendocino County General Plan

The Mendocino County General Plan (County General Plan) governs land use and development within the unincorporated areas of Mendocino County. The County General Plan establishes land use designations, development policies, and implementation standards for residential, commercial, industrial, agricultural, public service, and open space land uses across the County.

Within the Ukiah Valley, the County General Plan is supplemented by the UVAP, which provides area-specific policy guidance addressing land use compatibility, growth patterns, agricultural preservation, natural resource protection, and the relationship between incorporated and unincorporated communities. The UVAP serves as an important planning tool for lands that are urban-adjacent or located within municipal spheres of influence.

Development within unincorporated areas is regulated through County zoning districts that implement the General Plan and UVAP land use designations. These zoning regulations establish permitted uses, development intensity, site development standards, and procedural requirements applicable to new development and land use changes prior to annexation

Ukiah Valley Area Plan

The Ukiah Valley Area Plan (UVAP) includes the following goals and policies related to land use and planning that would apply to the project:

Goal LU1. Create compact, mixed-use, and well-balanced communities that can achieve this plan’s principles of sustainability.

Goal LU7. Recognize that the Ukiah Valley is one community, and foster collaborative decision-making between County and City Agencies.

Policy LU 7.1. Collaborate with the City of Ukiah to fund programs and evaluate planning issues in the Valley.

City of Ukiah 2040 General Plan

The City of Ukiah 2040 General Plan is the primary policy document governing land use, development, and provision of public services within the City of Ukiah. Adopted in December 2022, the Ukiah 2040 General Plan establishes a comprehensive framework for growth, infrastructure investment, resource protection, and community development through the year 2040.



The Land Use Element of the Ukiah 2040 General Plan designates land use categories for all parcels within the city limits and identifies the general distribution, location, and intensity of land uses, including residential, commercial, industrial, public, recreational, and mixed-use development.

The Ukiah 2040 General Plan also establishes policies supporting orderly growth, efficient provision of municipal services, coordination with regional and County planning efforts, and alignment with the City's adopted SOI. Amendments to the Ukiah 2040 General Plan are subject to discretionary review and environmental analysis pursuant to CEQA.

Ukiah Zoning Districts

The City of Ukiah Zoning Ordinance (Division 9, Chapter 2) contains 14 zoning districts (including two combining/overlay districts). Each zoning district has developed standards that are designed to protect and promote the health, safety, and general welfare of the community and to implement the policies of the Ukiah 2040 General Plan. The zoning districts only apply to land within the city limits and the standards serve to preserve the character and integrity of existing neighborhoods. Within a typical district there are regulations related to land use, lot size, coverage, setbacks, building heights, parking, and landscaping.

The 14 zoning districts established by the Ukiah Zoning Ordinance are:

- Residential Districts
 - Low Density Residential (R-1)
 - Medium Density Residential (R-2)
 - High Density Residential (R-3)
- Commercial Districts
 - Neighborhood Commercial (C-N)
 - Community Commercial (C-1)
 - Heavy Commercial (C-2)
- Industrial Districts
 - Manufacturing (M)
- Agricultural Districts
 - Agricultural Exclusive (A-E)
- Public Districts
 - Public Facilities (PF)

Mendocino County Zoning Districts

The Mendocino County Zoning Ordinance (Title 20) establishes a range of zoning districts that implement the Mendocino County General Plan. These zoning districts are intended to protect public health, safety, and welfare, while preserving the County's rural character and natural resource base. The zoning districts apply to lands within the unincorporated County and include standards for allowable land uses, parcel size, density, setbacks, building height, parking, and site design.

Mendocino County zoning districts generally correspond to General Plan land use designations and are organized into residential, commercial, industrial, agricultural/resource, and public categories, which include:

- Residential Districts
 - Suburban Residential (SR)
 - Rural Residential (RR – including variations such as RR-1, RR-2, RR-5, RR-10)



- Remote Residential (RMR)
- Mixed-Use Community Districts
 - Rural Community (RC)
 - Mixed Use (MU)
- Commercial Districts
 - Commercial (C)
- Industrial Districts
 - Industrial (I)
- Agricultural and Resource Districts
 - Agricultural Lands (AG)
 - Range Lands (RL)
 - Forest Lands (FL)
- Public and Special Purpose Districts
 - Public Lands (PL)
 - Open Space (OS)
 - Public Services (PS)
 - Tribal Lands (TL)

4.3.3 Impact Analysis

a. Significance Thresholds and Methodology

Significance Thresholds

Based on Appendix G of the CEQA Guidelines a project may be deemed to have a significant impact on land use and planning if it would:

1. Physically divide an established community; or
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Methodology

The analysis in this section focuses on the compatibility of land uses identified in Ukiah 2040 General Plan with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating environmental impacts. This section also analyzes whether development facilitated by the project, or its proposed policies would physically divide communities.

b. Prior Environmental Analysis

Land use and planning conditions within the proposed project area have been evaluated in multiple previously certified environmental documents, including the Ukiah 2040 General Plan EIR, the Mendocino County General Plan Update EIR (County General Plan Update EIR), and the Ukiah Valley Area Plan (UVAP) EIR. These documents provide programmatic analyses of land use patterns, growth assumptions, zoning consistency, agricultural and urban land use transitions, and growth-inducing effects within the City of Ukiah, the City's SOI, and the surrounding unincorporated areas of Mendocino County.



Ukiah 2040 General Plan EIR

Land use and planning impacts are evaluated in Chapter 4.7 (Land Use and Planning) of the Ukiah 2040 General Plan EIR. The EIR assessed whether implementation of the General Plan would conflict with applicable land use plans, divide existing communities, or induce unplanned growth. The General Plan EIR concluded that land use and planning impacts would be less than significant, as the General Plan provides a comprehensive framework for future development that is internally consistent and coordinated with regional and County planning efforts. The Ukiah 2040 General Plan EIR further concluded that anticipated annexations and changes to jurisdictional boundaries evaluated under the General Plan would not result in land use conflicts, provided that annexed areas are rezoned consistently with existing land use designations and development standards. No mitigation measures were required for land use and planning impacts.

Mendocino County General Plan Update EIR

Land use and planning are addressed in Chapter 4.9 (Land Use, Population, and Housing) of the County General Plan Update EIR. The County EIR evaluated potential impacts related to land use compatibility, conversion of agricultural and rural lands, division of established communities, and consistency with adopted plans. The EIR determined that, at a countywide level, implementation of the General Plan Update could result in changes to land use patterns and conversion of agricultural and rural lands; however, these impacts were found to be less than significant due to the application of County land use designations, zoning regulations, Right-to-Farm provisions, and comprehensive General Plan policies. The County General Plan Update EIR acknowledged that land use changes and growth would be managed through zoning and discretionary review processes, and no additional mitigation measures for land use and planning were identified beyond compliance with adopted policies and County Code provisions.

Ukiah Valley Area Plan EIR

Land use and planning issues are discussed primarily in Chapter 3.1 (Land Use) and Chapter 4.0 (Growth-Inducing Impacts) of the UVAP EIR. The UVAP EIR analyzed land use changes anticipated under the Area Plan, including future conversion of agricultural lands to urban uses, potential agricultural-urban interface conflicts, and growth-inducing characteristics associated with expanded development opportunities in the Ukiah Valley. The UVAP EIR concluded that certain land use impacts, including agricultural land conversion and growth-inducing effects, would be significant and unavoidable at a programmatic level due to the long-term buildout assumptions of the Area Plan. The EIR identified mitigation measures intended to minimize land use conflicts, buffer agricultural uses, and guide orderly development; however, some impacts were determined to remain significant and unavoidable due to the scale of anticipated growth.

c. Project Impacts and Mitigation Measures

Threshold 1: Would the project physically divide an established community?

Impact LU-1 Implementation of the project would maintain orderly development in the planning area and would not physically divide an established community. No impact would occur.

Most of the lands within and immediately adjacent to the City of Ukiah are currently developed with urban, suburban, and rural uses. Within the city limits, development consists primarily of established residential neighborhoods, commercial corridors, industrial and employment areas, public facilities, and parks. Development patterns in surrounding unincorporated areas reflect a transition from urban to rural land uses and are governed by existing County land use designations and zoning standards intended to maintain compatibility and continuity among uses.

Unincorporated lands adjacent to the city limits are regulated by the Mendocino County General Plan and, where applicable, the Ukiah Valley Area Plan. These plans establish land use designations, development



intensity limits, and policy guidance intended to avoid fragmented development patterns and the physical division of established communities.

As part of the project's Pre-Zone Component, the City would apply City land use designations and zoning districts to annexed parcels that would mirror existing County land use and zoning designations. This approach would maintain existing allowable uses, density, and site development regulations following annexation. No changes to permitted land uses, no increase in development potential, and no growth-inducing land use changes would occur as a result of the proposed project. The project is limited to jurisdictional and service reorganization and would not include physical development, infrastructure construction, or circulation improvements that could divide an established community.

The following City of Ukiah 2040 General Plan goals and policies are applicable to the consideration of whether land use actions could physically divide an established community:

Goal LU-7. Orderly Growth and Expansion. Ensure orderly and timely growth and expansion of the City in a manner that reinforces existing development patterns and community cohesion.

Policy LU-7.1: Development Pattern. Require orderly, contiguous development patterns that prioritize infill development, encourage compact and efficient land use, preserve open space and agricultural resources, and avoid land use incompatibilities.

Goal LU-8: Quality of Life and Resource Protection. Promote growth and development practices that improve quality of life and protect environmental, natural, and community resources.

Policy LU-8.1: Contiguous Development. Discourage development that is not contiguous with existing urban development.

Policy LU-8.3: Infill Development. Encourage population and employment growth to occur on infill sites within existing developed areas.

Goal LU-10: Coordination with Special Planning Areas. Assure coordination and consistency with special planning areas and regional planning efforts.

Policy LU-10.2: Ukiah Valley Community. Recognize the Ukiah Valley as a single community and foster coordinated decision-making among the City, Mendocino County, and other public agencies.

Policy LU-10.3: Ukiah Valley Area Plan. Coordinate with Mendocino County to ensure consistency with the goals and policies of the Ukiah Valley Area Plan.

The Mendocino County General Plan, including the Ukiah Valley Area Plan, contain complementary policies that emphasize orderly development, land use compatibility, coordination between jurisdictions, and efficient public service provision within the Ukiah Valley. These County policies are intended to reinforce established settlement patterns and avoid actions that would physically separate or disrupt existing neighborhoods.

The proposed project is a reorganization of jurisdictional boundaries and service territories, with no residential, commercial, or infrastructure development proposed, it would not involve construction or land use changes that could physically divide an established community. Therefore, no impact would occur. The proposed project would not result in new or substantially more severe significant impacts to land use beyond those addressed or analyzed in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, nor present new information that shows impacts would be more significant than those described in the prior certified EIRs. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures or further environmental analysis would be required.

Mitigation Measures

No mitigation measures would be required.



Threshold 2: Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Impact LU-2 Implementation of the project would be generally consistent with applicable land use plans, policies, or regulations adopted to avoid or mitigate environmental effects, therefore, no impact would occur.

Several regional and local land use plans, policies, and regulations provide the planning context relevant to jurisdictional boundary changes and municipal service reorganization within and adjacent to the City of Ukiah. These plans establish the regulatory structure under which land use authority, service provision, and interjurisdictional coordination are carried out but do not themselves authorize development or changes in land use intensity.

The Mendocino County General Plan governs land use and development within unincorporated areas of Mendocino County. It establishes land use designations, development policies, and implementation standards for residential, commercial, industrial, agricultural, public service, and open space land uses. Development within unincorporated areas is implemented through County zoning regulations that set forth permitted uses, development intensity, site development standards, and procedural requirements applicable prior to annexation.

The proposed project would not introduce new or different land use designations; rather, the existing County land use and zoning designations would be maintained through the pre-zoning component of the project and would remain consistent with the Ukiah Valley Area Plan. As such, the project represents a continuation of the existing land use framework rather than a change in planned land use.

The Ukiah 2040 General Plan Land Use Element includes goals and policies that promote infill development, redevelopment, and efficient use of land while avoiding urban sprawl and land use conflicts. These policies are consistent with the Mendocino County General Plan and the Ukiah Valley Area Plan, which together establish a coordinated and overlapping planning framework for the Ukiah Valley. Implementation of these goals and policies would ensure that future development remains compatible with surrounding uses and does not result in inconsistencies with applicable land use plans. Additional discretionary or ministerial review would be required should future development be proposed in the annexation area. Future development proposed in the annexation area would be subject to City standards. As the proposed project would not include proposals for development in the annexation area, existing County standards would continue to be maintained. The project would not result in new or more severe land use impacts beyond those previously analyzed in the certified environmental impact reports applicable to the project area.

Because the project would maintain existing land use designations and apply consistent planning frameworks, it would not divide an established community or create land use conflicts. State law governing changes to local governmental boundaries is established by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, which sets forth procedures and criteria for annexations, detachments, and reorganizations involving cities and special districts. Therefore, assigning responsibility to the Mendocino Local Agency Formation Commission to review such proposals in order to promote orderly development, preserve agricultural and open space lands, discourage urban sprawl, and ensure the efficient delivery of public services. Although the Cortese-Knox-Hertzberg Local Government Reorganization Act does not confer land use authority to LAFCo, it requires consideration of land use plans, service efficiency, and growth-related factors when evaluating jurisdictional changes.

Under the reorganization, annexed lands would be pre-zoned to reflect existing Mendocino County land use designations and zoning standards. This approach would maintain existing allowable uses, densities, and development regulations following annexation and would not authorize land use changes, expanded development capacity, or new infrastructure. The reorganization is administrative in nature and would not involve physical development or land use modification.



Overall, the applicable City, County, and State regulatory frameworks emphasize coordinated planning, efficient service provision, preservation of existing community patterns, and alignment between land use authority and municipal service responsibility. The proposed project would operate within this framework and would not introduce land use conflicts or development actions; therefore, no impact would occur to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project would not result in new or substantially more severe significant impacts to land use beyond those addressed or analyzed in the Ukiah 2040 General Plan EIR, Mendocino County General Plan Update EIR, and UVAP EIR, nor present new information that shows impacts would be more significant than those described in the prior certified EIRs. Pursuant to CEQA Guidelines Sections 15162(a)(3) and 15163(a), no additional mitigation measures or further environmental analysis would be required.

Mitigation Measures

No mitigation measures would be required.

4.3.4 Cumulative Impacts

The geographic scope for the cumulative land use and planning analysis is the Ukiah Valley and surrounding unincorporated areas of Mendocino County, where jurisdictional boundaries and municipal services are coordinated among the City of Ukiah, the County, and other public agencies.

The proposed project would not authorize physical development, infrastructure construction, or changes in land use intensity. The proposed project would not include roads, utility corridors, or other linear facilities that could disrupt neighborhood connectivity or physically divide an established community. Other past, present, and reasonably foreseeable actions in the cumulative study area generally consist of site-specific development or infrastructure maintenance projects subject to discretionary review by the appropriate jurisdiction.

Land use decisions for cumulative projects required to be consistent with applicable City or County General Plans and zoning regulations, emphasizing orderly development patterns, land use compatibility, and protection of established neighborhoods. Because neither the proposed project nor other cumulative actions would introduce physical barriers or land use changes that could separate communities, there would be no cumulative land use and planning impacts related to the division of an established community.